

FINISH SCHEDULE

* FLOOR JOISTS, FLOORING, WALL FRAMING AND ROOF FRAMING TO COMPLY WITH THE NATIONAL TIMBER FRAMING CODE

FLOORING	FIRST FLR	PARTICLE BOARD. INCLUDING LOOSE LAID SHEETS TO ROOF AREA. REFER TO FF PLAN. SHEET No A3-5
	FIRST FLR FRONT & REAR BALCONY	CONSTRUCT TILED DECK WITH SCYON FIBRE CEMENT SHEET INSTALL POLYURETHANE MEMBRANE OVER AND TILE.
STUD F/F		600c/cs & 2750mm.HIGH.CEILING
EAVES		450mm WIDE EAVES RAKED. TREATED PINE EXPOSED RAFTERS WITH VEE JOINTED PINE INSTALLED ON TOP OF RAFTERS AND ENCLOSED BETWEEN RAFTERS WITH SOLID BLOCKING.
EXTERNAL WALL LININGS		LINEA 180mm WEATHERBOARD CLADDING
WINDOW		SUPPLY AND FIX TIMBER WINDOWS TO NEW FIRST FLOOR ADDITION WITH ALUMINIUM FLYSCREENS. NOTE: W1, W2, W3, W4, W11, W12, W13 & W14 TO BE FITTED WITH COLONIAL BARS.
INTERNAL WALL LININGS		SUPPLY AND FIX GYPROCK PLASTER SHEETING TO WALLS AND CEILINGS AND INSTALL CSR CONCERTO CORNICES.
PANELLED CEILING LINING		INSTALL SET CEILING LINING TO F/F REAR BALCONY 2 CEILING.
		SUPPLY AND INSTALL PANELLED CEILING PANELS TO BEDROOM 1 AND BALCONY 1 IN LIEU OF PLASTERBOARD LINING.
GUTTERING & DOWNPIPES		SUPPLY AND FIX COLORBOND NEW QUAD GUTTERING. 100mm x 50mm DOWNPIPES.
STORMWATER		DOWNPIPES AND SPREADERS TO LOWER ROOF
STAIR		ENCLOSED MAPLE TREADS AND RISERS WITH MAPLE BALUSTRADE AND HANDRAIL.
ROOF COVERING		NEW LUTUM SHINGLE LOOK TERRA COTTA TILES WITH HEAVY DUTY SARKING.
REAR BALCONY B2 ROOF COVERING		SUPPLY AND INSTALL COLORBOND ROOF OVER REAR BALCONY SUPPORTED BY EXPOSED RAFTERS WITH SET CEILING LINING COMPLETE WITH COLORBOND GUTTERING AND DOWNPIPE.
ROOF STORAGE		INSTALL PARTICLE FLOORING 2400mm x 3600mm ON TOP OF CEILING JOISTS AND ATTIC LADDER INCLUDING LIGHT POINT.
DOORS	INTERNAL	SUPPLY AND FIX CORINTHIAN PBAL 4 SOLID PANEL DOORS.
	EXTERNAL	SUPPLY AND FIX TIMBER STACKER SLIDING DOOR WITH TIMBER FLYSCREEN. FRENCH COLONIAL HINGED DOORS TO BALCONY 1. NO FLYSCREEN. HINGED DOOR TO BALCONY 2. NO FLYSCREEN.
JOINERY	F/FLOOR	FINGER JOINTED PINE 150mm x 25mm COLONIAL SKIRTINGS. 100mm x 25mm COLONIAL ARCHITRAVES.
PLUMBING	1. ENSUITE - SHOWER, DOUBLE BOWL VANITY, WC 2. SHOWER - SHOWER, VANITY, WC 3. CONNECT TO EXISTING HOT WATER SERVICE - GAS. 4. ALL SHOWERS ARE FITTED WITH SAS FLOOR WASTE GRATES.	

TILING	F/F ENS & SHR	PROVIDE FLOOR TILING AND WALL TILING TO APPROXIMATELY 2100mm HIGH TO SHOWER RECESSES ONLY.
	F/F ENS & SHR	APPROXIMATELY 2100mm HIGH V-GROOVE PANELLING TO THE REMAINING WALLS.
BALCONY TILING	F/F ENS & SHR	CONSTRUCT 350mm HIGH x 600mm WIDE SHOWER NICHES.
	BALCONY TILING	FIX FLOOR TILES OVER WATERPROOF FLOOR TO FRONT AND REAR BALCONY.
EXISTING ROOF SPACE		EXISTING ROOF SPACE TO BE VACUUMED UNDER NEW FLOOR AREA.
INSULATION	CEILING	R3.5 INSULATION BATTS TO NEW CEILINGS.
	EXT. WALLS	R2.0 INSULATION BATTS TO NEW EXTERNAL WALLS.
WARDROBE		BULKHEAD ONLY
WALK IN ROBE		FITOUT BY OWNER
		OWNER
		BUILDER
DOOR HANDLES	SUPPLY BY	
	INSTALL BY	
TOWEL RAIL	SUPPLY BY	
	INSTALL BY	
PLUG & WASTES	SUPPLY BY	
	INSTALL BY	
TAPWARE	3 STAR SUPPLY BY	
	INSTALL BY	
TOILET SUITE	3 STAR SUPPLY BY	
	INSTALL BY	
VANITY UNIT	SUPPLY BY	
	INSTALL BY	
SHOWER FLOOR GRATE	SUPPLY BY	
	INSTALL BY	
RAIN/STORM WATER TANK		SHOULD YOUR COUNCIL AREA REQUIRE A RAINWATER TANK THIS COULD INCUR ADDITIONAL COSTS.
INTERNAL & EXTERNAL PAINTING		BY BUILDER, RELATES TO NEW SURFACES ONLY

SHEET CONTENTS	
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21	9am 21st JUNE DIAGRAM
22	12noon 21st JUNE DIAGRAM
23	3pm 21st JUNE DIAGRAM

THIS PLAN CONFORMS WITH
BASIX CERTIFICATE NO.A1375921

A MINIMUM 40% OF NEW LIGHT POINTS ARE TO BE FITTED WITH EITHER FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS.

ALL NEW TIMBER FRAMING TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD 1684 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION'. EXTERNAL WALLS & OPENINGS TO COMPLY WITH 3.7.1.5 BCA

WORK BY OWNER:

- A/C SYSTEM BY OWNER TO BE INSTALLED DURING CONSTRUCTION.
- INTERNET CONNECTION TO BE DISCUSSED DURING CONSTRUCTION.
- FITOUT OF WALK IN ROBE AND SINGLE ROBE.

ISSUE	DATE	REVISION	PLAN CHECK BY	DATE CHECK
"A"	02.11.23	DRAFT PLAN	CONSULTANT	DAREK SZYMANSKI
			ESTIMATOR	MICHEAL JOHNSTON
			BASIX	NICK WOLCZAK
"B-1"	27.11.23	CLIENT PLAN		
"C"	01.12.23	COUNCIL PLAN		
"D"	00.00.00	CONTRACT PLAN		
"E"	00.00.00	CONSTRUCTION PLAN		
AMENDMENTS				DATE
"B-1"	ADDITIONAL AMENDMENTS & NOTATION & WALL FINISHES TO FIRST FLOOR ENSUITE & SHOWER			27.11.23

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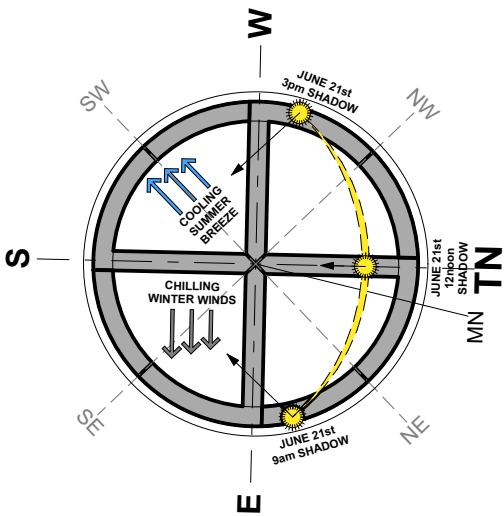
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A.C.N. 053 669 373
100 QUEENS ROAD,
FIVE DOCK. N.S.W. 2046
TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE

NAME: **Mr F Gorringe & Ms C Gatzen**
ADDRESS: **59 Quinton Road, Manly. NSW. 2095.**

TITLE PAGE

DATE	1/12/2023	SCALE	SHEET NO	ISSUE C
DRAWN BY: NOEL.C DESIGN BY: DAREK.S	SCALED TO FIT @ A3	A3-1	3457	DRAWING JOB NO



LEGEND

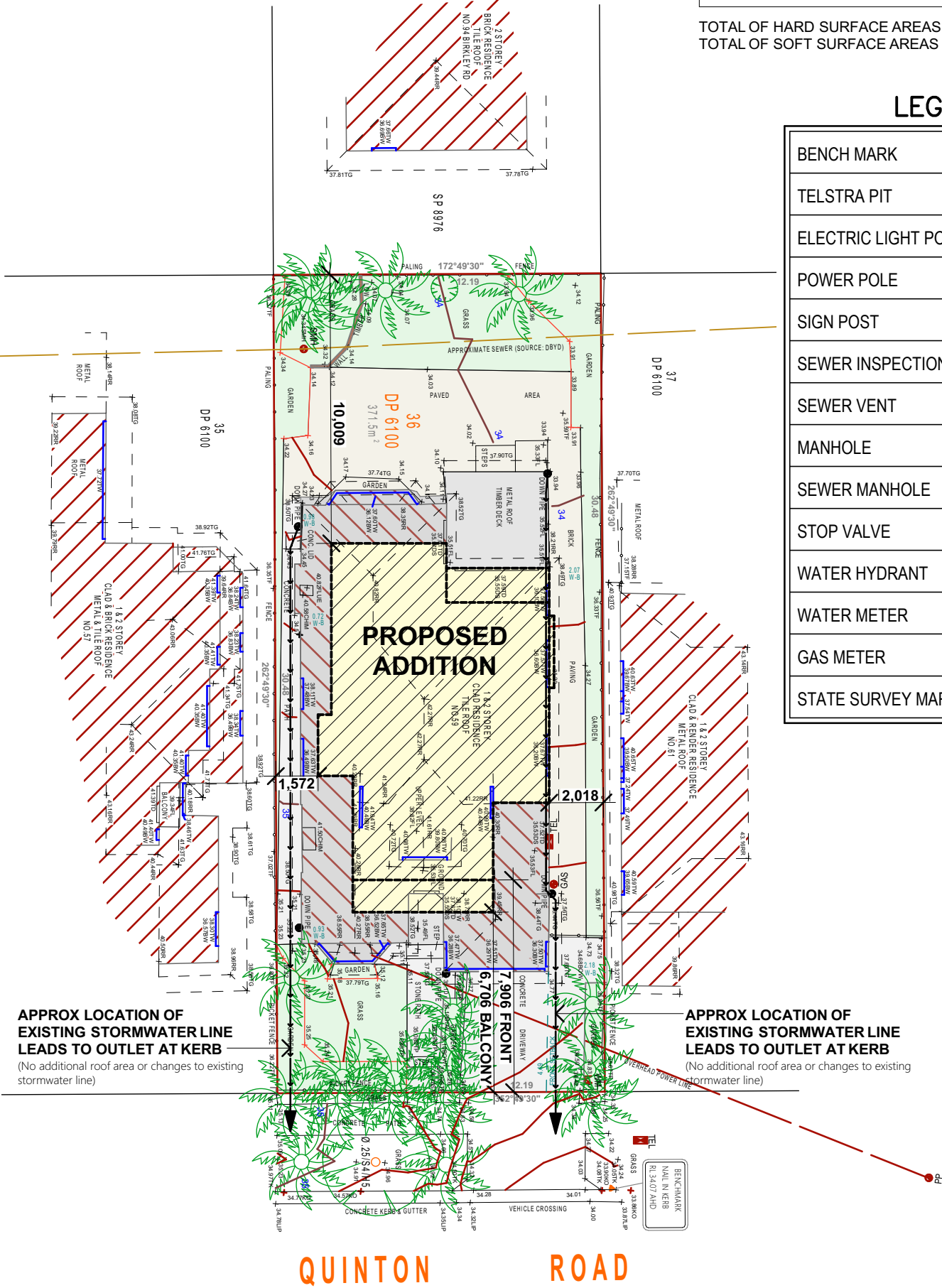
- TF - TOP OF FENCE
- TK - TOP OF KERB
- LIP - LIP OF KERB
- KO - KERB OUTLET
- CL - CENTRE LINE OF ROAD
- TW - TOP OF WINDOW
- BW - BOTTOM OF WINDOW
- TG - TOP OF GUTTER
- RR - ROOF RIDGE
- FL - FLOOR LEVEL
- DS - DOOR STEP
- TD - TOP OF DOOR
- Ø.4/S10/H16 - TREE DIAMETER/SPREAD/HEIGHT

SITE AREA CALCULATION	
NAME	Area
1. SITE AREA	371.5
2. EXISTING FOOTPRINT	148.1
3. PROPOSED FIRST FLOOR	84.1
4. PROPOSED F/F BALCONY 1	6.3
5. PROPOSED F/F BALCONY 2	4.6
6. FRONT PORCH	2.5
7. REAR TIMBER DECK	13.7
8. PAVED AREAS	66.8
9. HARD SURFACE	45.1
10. SOFT SURFACE	97.2

TOTAL OF HARD SURFACE AREAS 274.3 m² - 74%
TOTAL OF SOFT SURFACE AREAS 97.2 m² - 26%

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM



SITE PLAN



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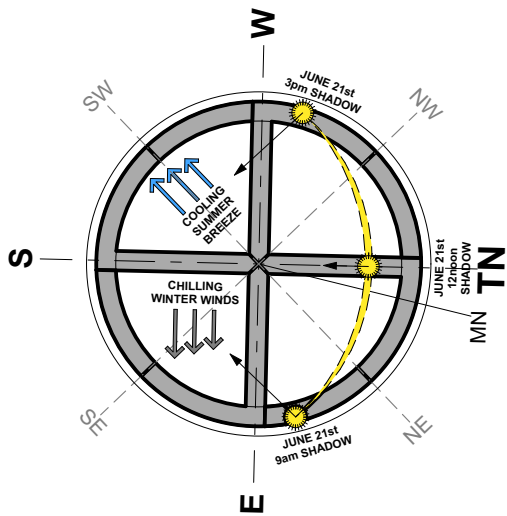
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FIVE DOCK. N.S.W. 2046
TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE

NAME: Mr F Gorrings & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

SITE PLAN

DATE	1/12/2023	SCALE	SHEET NO	ISSUE
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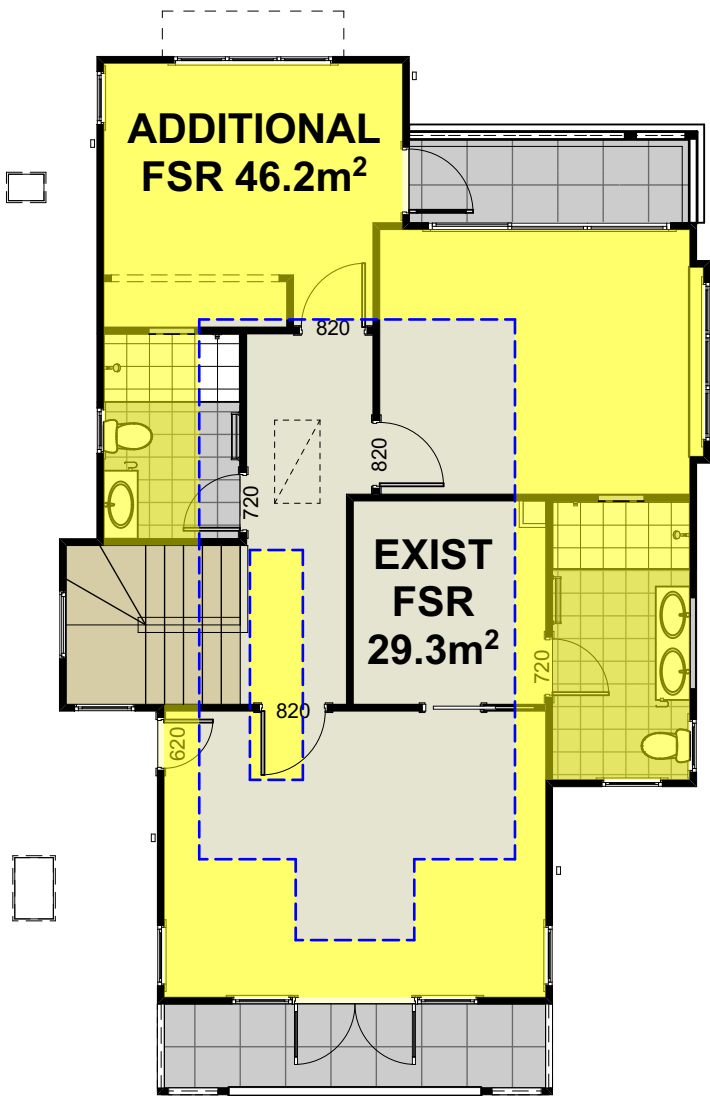
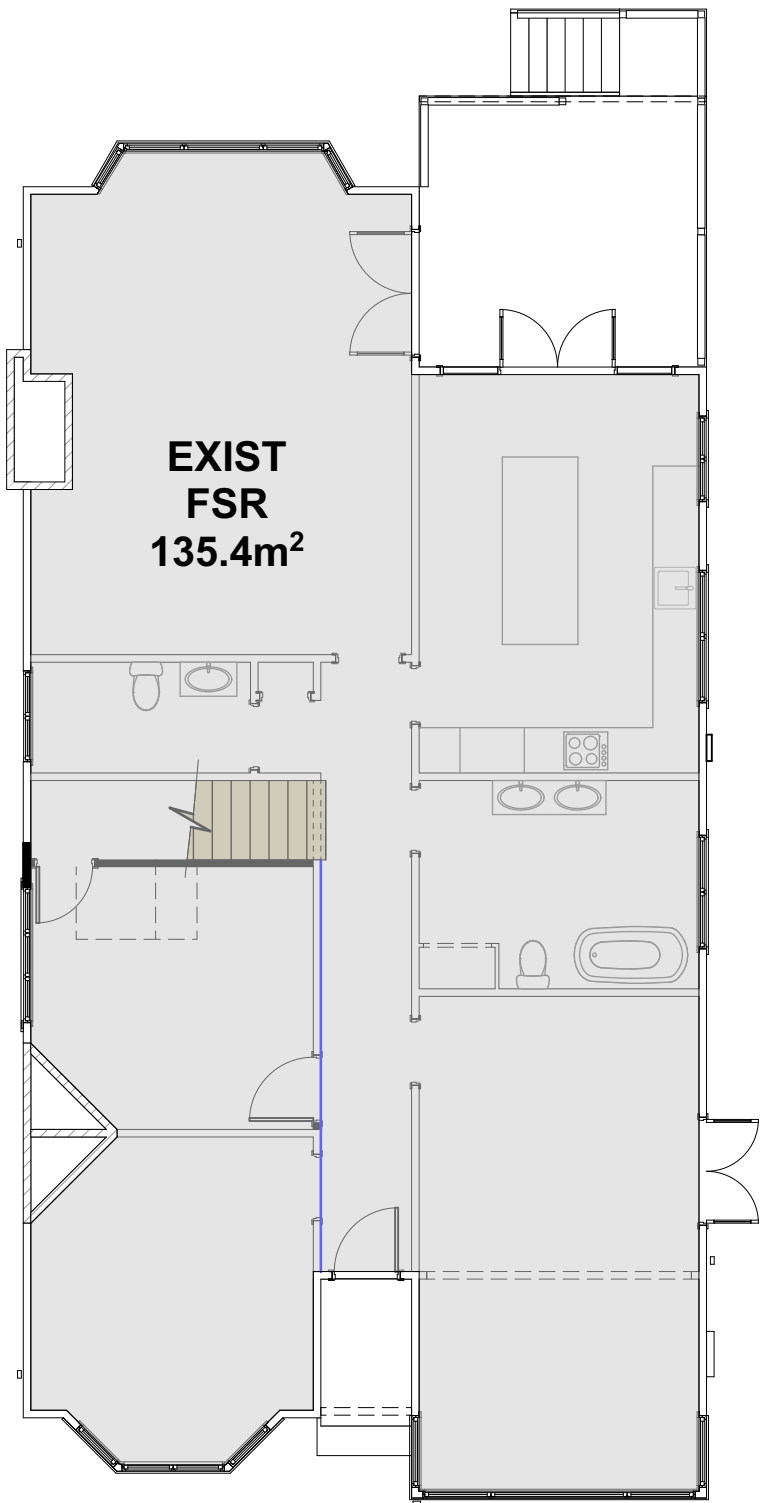


SITE AREA CALCULATION	
NAME	Area
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6. FRONT PORCH	2.5
7. REAR TIMBER DECK	13.7
8. PAVED AREAS	66.8
9. HARD SURFACE	45.1
10. SOFT SURFACE	97.2

TOTAL OF HARD SURFACE AREAS 274.3 m² - 74%
TOTAL OF SOFT SURFACE AREAS 97.2 m² - 26%

FLOOR SPACE RATIO:

EXISTING FSR 0.44 : 1 (GRD FLR 135.4m²)
(FIRST FLR 29.3m²)
PROPOSED FSR 0.57 : 1 (ADDITIONAL F/F 46.2m²)



FIRST FLOOR PLAN

GROUND FLOOR PLAN

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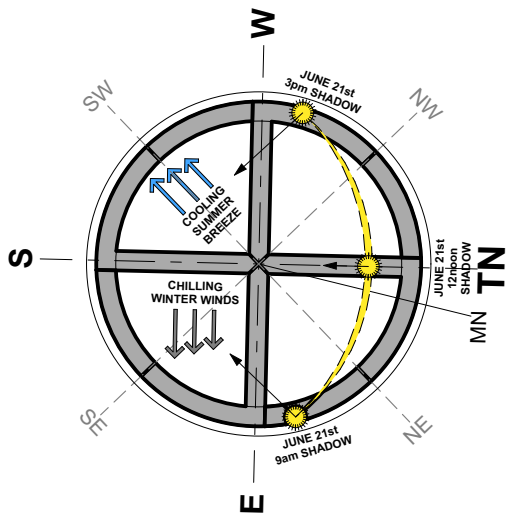
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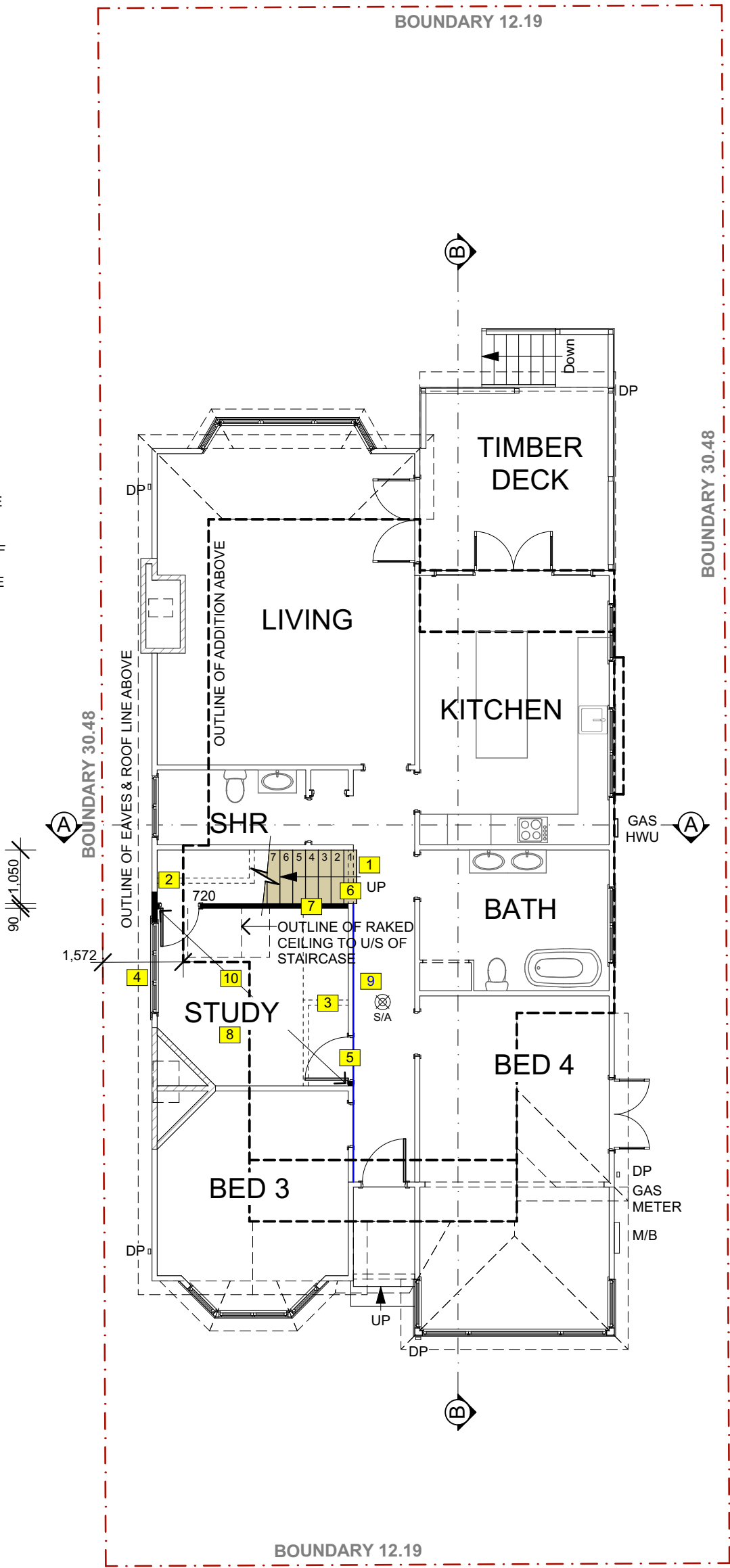
FSR CALCULATION

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GROUND FLOOR ALTERATIONS:

1. REMOVE EXISTING DOOR AND SAVE FOR REUSE.
2. DEMOLISH EXISTING WARDROBE.
3. DEMOLISH EXISTING ATTIC STAIRCASE WALLS AND REMOVE EXISTING STAIRCASE.
4. REMOVE EXISTING WINDOW, ALTER OPENING AND INSTALL EXISTING WINDOW INTO NEW POSITION. EXTERNAL PAINT THE WALL BETWEEN THE 2 FIREPLACES TO THE AREA AFFECTED THE REMOVAL AND RELOCATION OF THE EXISTING WINDOW.
5. INSTALL EXISTING DOOR TO NEW POSITION.
6. CREATE FULL HEIGHT OPENING TO ALLOW FOR INSTALLATION OF NEW STAIRCASE.
7. CONSTRUCT NEW WALL TO ENCLOSE STAIRCASE AND FORM THE STORAGE CUPBOARD WITH SQUARE SET CORNICE.
8. CARRY OUT PAINTING OF STUDY AND SAND AND SEAL STUDY FLOOR.
9. CARRY OUT PAINTING OF HALL / BEDROOM 3 - STUDY WALL.
10. RELOCATE EXISTING CEILING ROSETTE AND THE EXISTING PENDANT LIGHT FITTING IT CONTAINS.



- * S/A is SMOKE ALARM
- * ALL DIMENSIONS TO BE CHECKED & CONFIRMED ON SITE.

GROUND FLOOR PLAN

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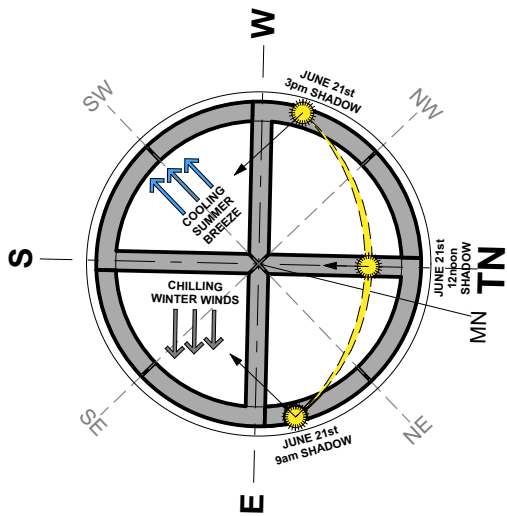
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EXISTING GROUND FLOOR PLAN

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EXISTING ATTIC

10. DEMOLISH EXISTING ATTIC TO ALLOW FOR NEW FIRST FLOOR.

LOWER PITCHED ROOF AREAS

11. RETILE LOWER PITCHED ROOF AREAS WITH NEW NEW LUTUM SHINGLE LOOK TERRA COTTA TILES WITH HEAVY DUTY SARKING. PROVIDE NEW VALLEYS AND R -3.5 INSULATION BATTS TO LOWER ROOF.

EXISTING METAL ROOF OVER EXISTING DECK

12. REMOVE EXISTING METAL ROOF FROM EXISTING ROOF AND REPLACE WITH KLIPLOCK COLORBOND ROOF INCLUDING INSULBLANKET

* S/A is SMOKE ALARM
* ALL DIMENSIONS TO BE CHECKED & CONFIRMED ON SITE.

FIRST FLOOR PLAN

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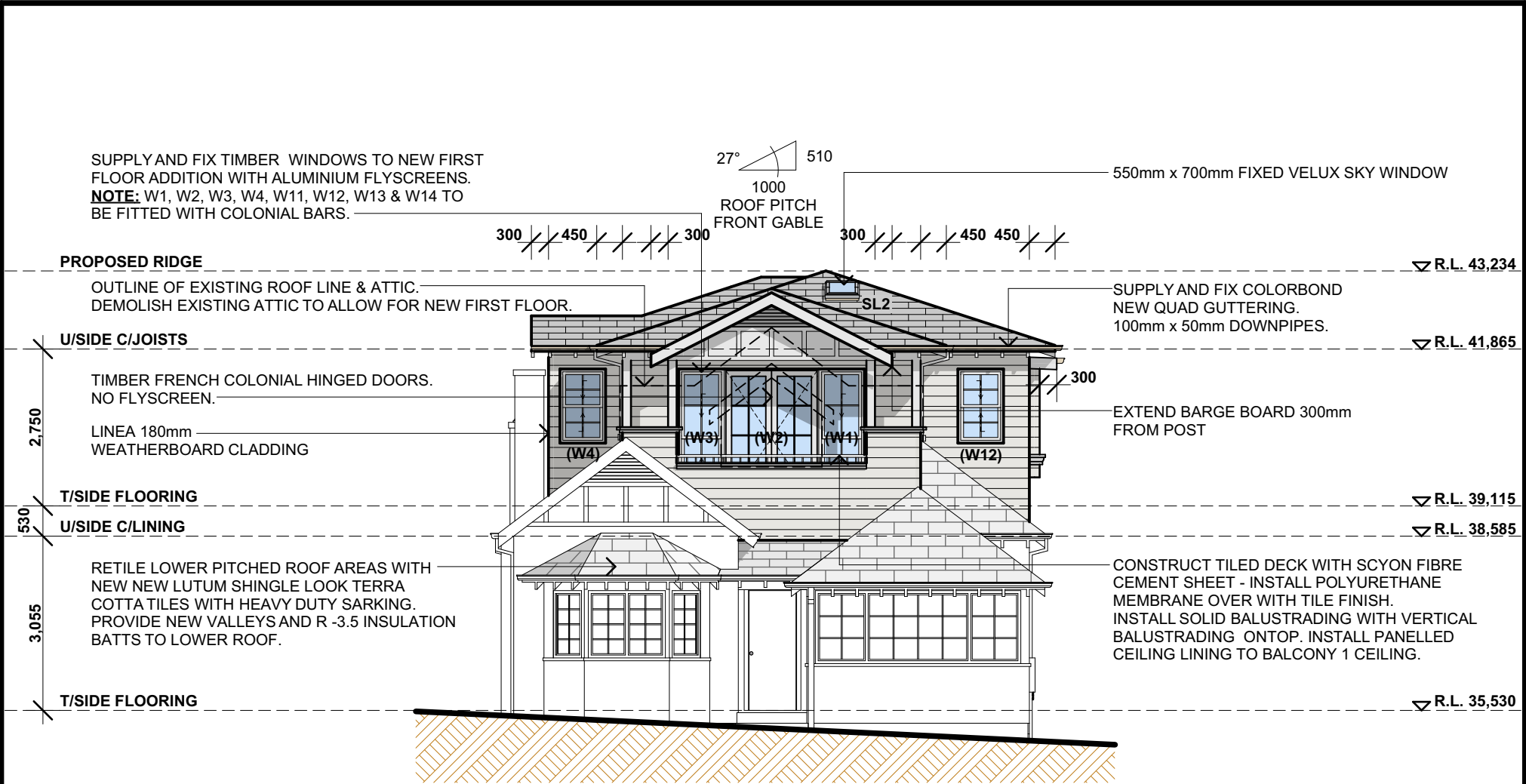
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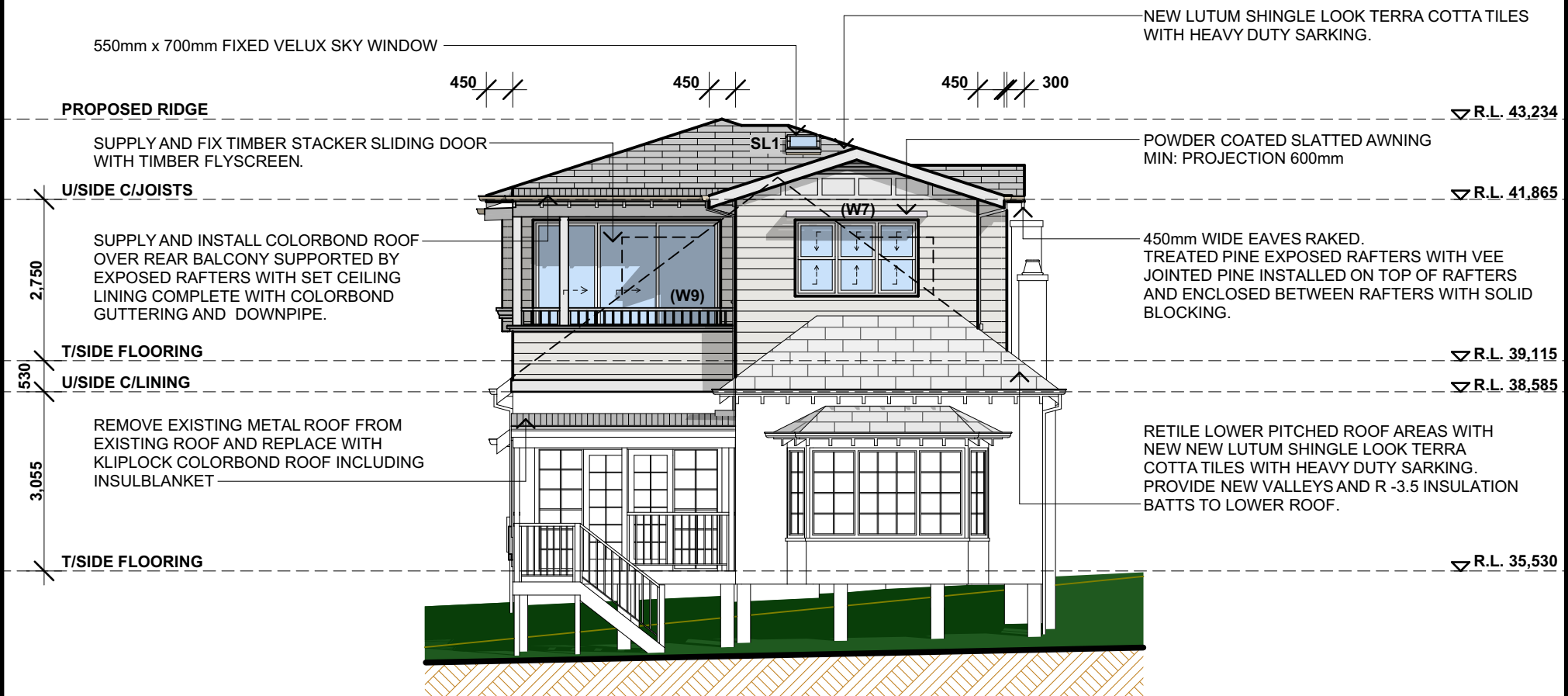
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ADDRESS: **59 Quinton Road, Manly. NSW. 2095.**

PROPOSED FIRST FLOOR PLAN

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EAST ELEVATION



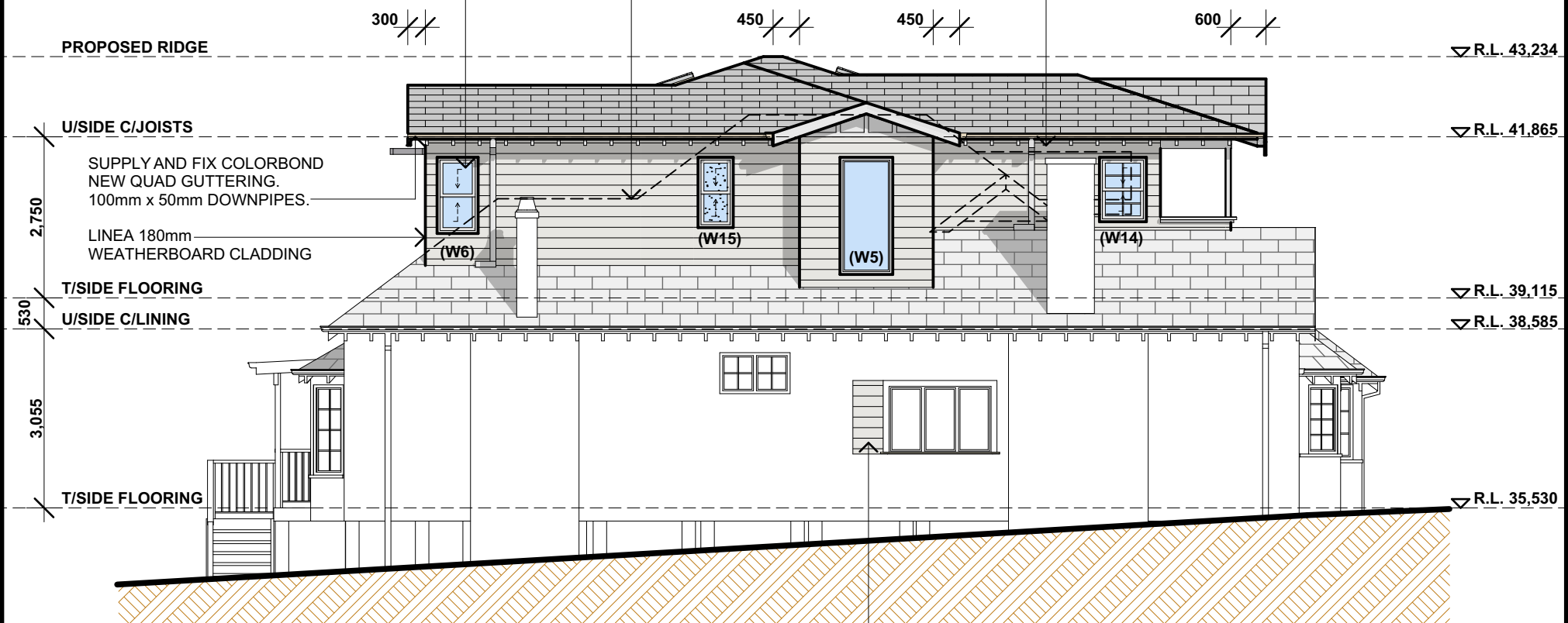
WEST ELEVATION

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 B LIC. 26113C ...it's a new level of living!	DESIGNERS & BUILDERS EXTEND-A-HOME CONSTRUCTIONS PTY LTD A.C.N. 053 669 373 100 QUEENS ROAD, FIVE DOCK. N.S.W. 2046 TELEPHONE: (02) 9736 3344.	PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE NAME: Mr F Gorringer & Ms C Gatzen ADDRESS: 59 Quinton Road, Manly. NSW. 2095.		EAST & WEST ELEVATIONS		ISSUE C	
				DATE 1/12/2023	SCALE	SHEET NO	DRAWING JOB NO
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OUTLINE OF EXISTING ROOF LINE & ATTIC.
DEMOLISH EXISTING ATTIC TO ALLOW FOR NEW FIRST FLOOR.

SUPPLY AND FIX TIMBER WINDOWS TO NEW FIRST FLOOR ADDITION WITH ALUMINIUM FLYSCREENS.
NOTE: W1, W2, W3, W4, W11, W12, W13 & W14 TO BE FITTED WITH COLONIAL BARS.

450mm WIDE EAVES RAKED.
TREATED PINE EXPOSED RAFTERS WITH VEE JOINTED PINE INSTALLED ON TOP OF RAFTERS AND ENCLOSED BETWEEN RAFTERS WITH SOLID BLOCKING.

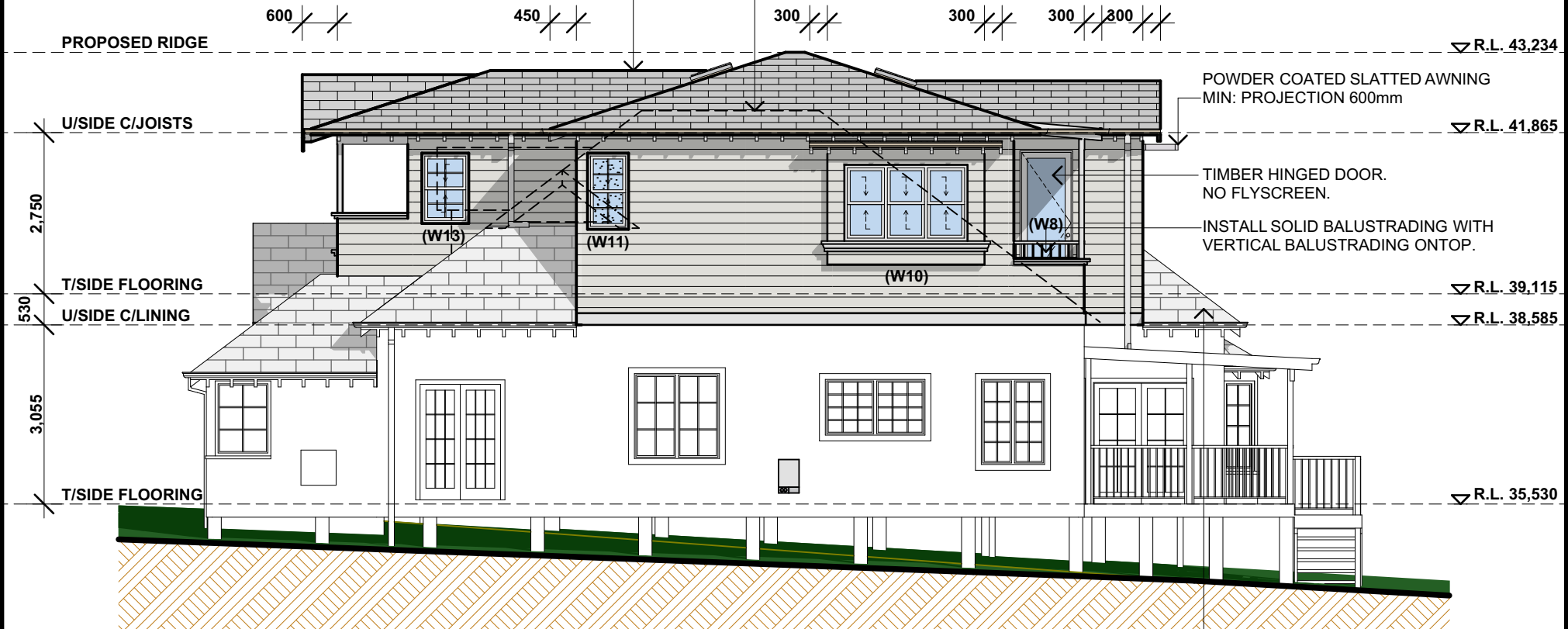


SOUTH ELEVATION

REMOVE EXISTING WINDOW, ALTER OPENING AND INSTALL EXISTING WINDOW INTO NEW POSITION. EXTERNAL PAINT THE WALL BETWEEN THE 2 FIREPLACES TO THE AREA AFFECTED THE REMOVAL AND RELOCATION OF THE EXISTING WINDOW.

NEW LUTUM SHINGLE LOOK TERRA COTTA TILES WITH HEAVY DUTY SARKING.

OUTLINE OF EXISTING ROOF LINE & ATTIC.
DEMOLISH EXISTING ATTIC TO ALLOW FOR NEW FIRST FLOOR.



NORTH ELEVATION

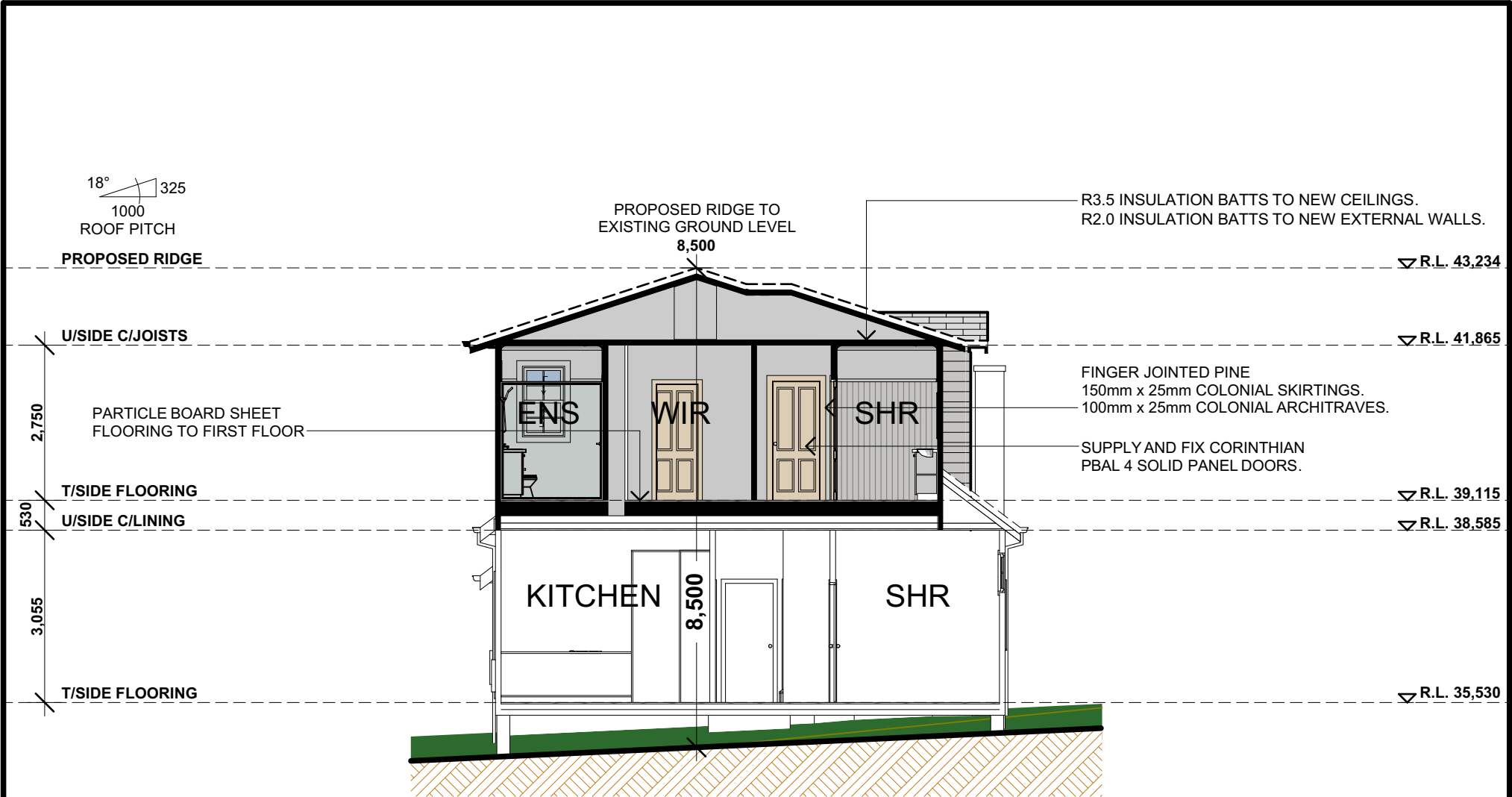
RETILE LOWER PITCHED ROOF AREAS WITH NEW NEW LUTUM SHINGLE LOOK TERRA COTTA TILES WITH HEAVY DUTY SARKING. PROVIDE NEW VALLEYS AND R-3.5 INSULATION BATTS TO LOWER ROOF.

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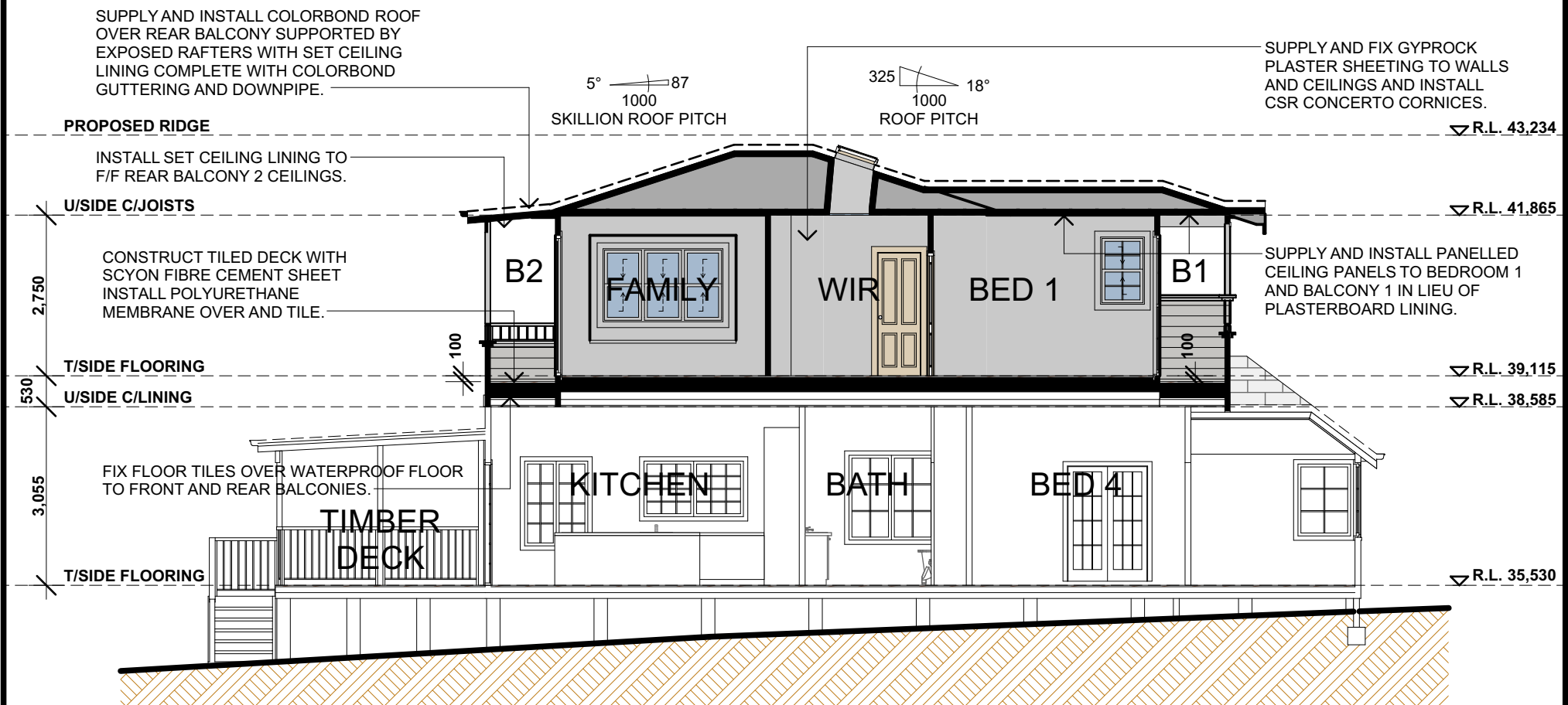
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			DATE	1/12/2023	SCALE	
			DRAWN BY:	NOEL C	DESIGN BY:	DAREK S



SECTION A-A



SECTION B-B

ALL TIMBER FRAMING COMPLY WITH TIMBER FRAMING CODE AS 1684

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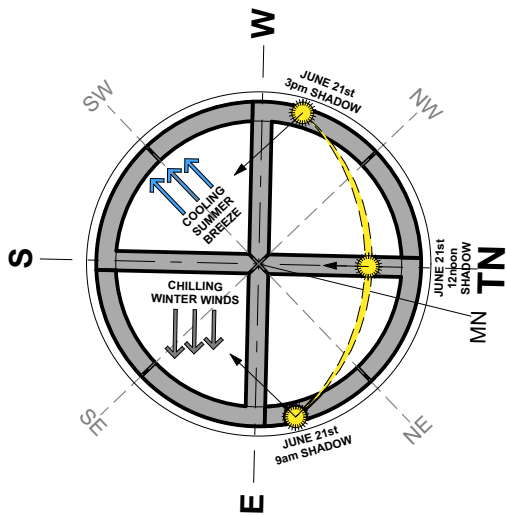
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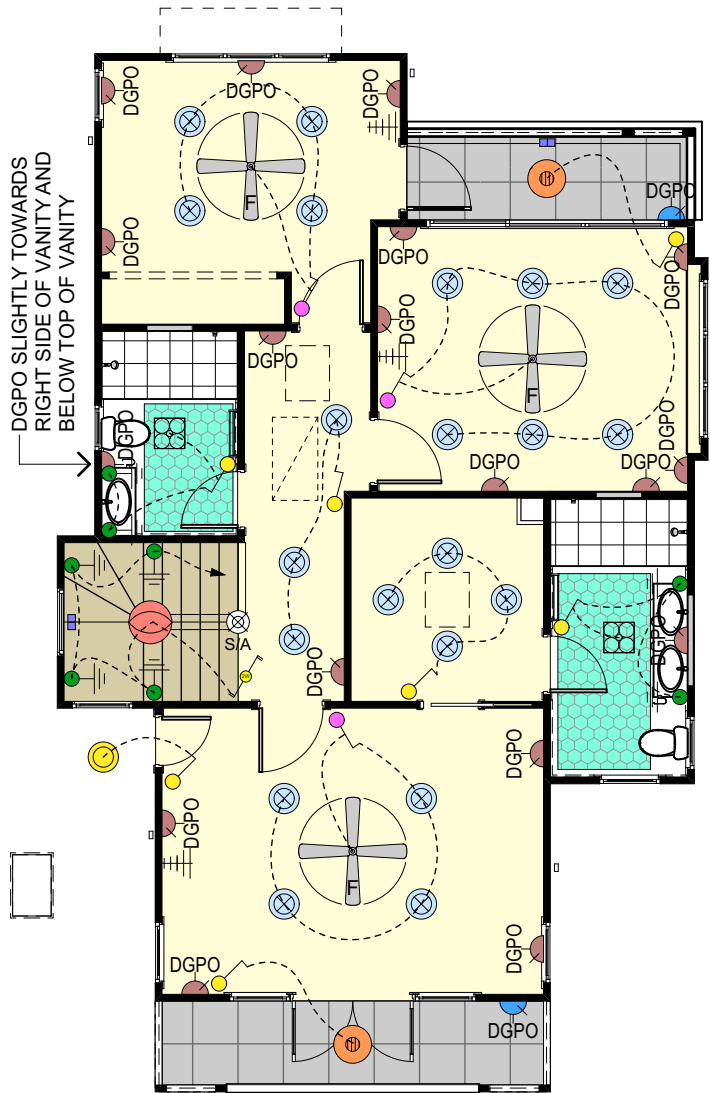
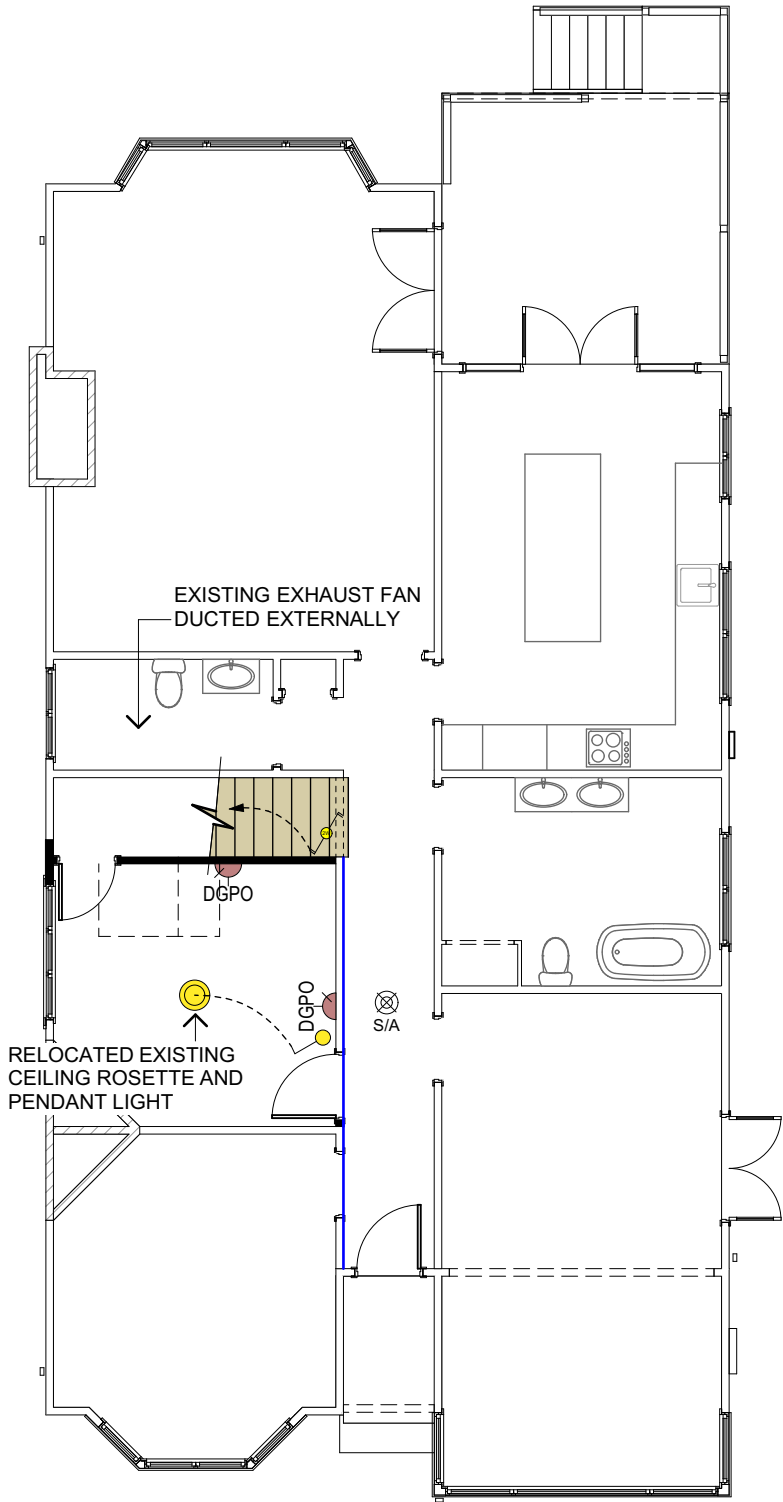
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NAME: Mr F Gorringe & Ms C Gatzen
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SECTION A-A, & SECTION B-B			ISSUE C
DATE	1/12/2023	SCALE	SHEET NO
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			DRAWING JOB NO 3457



GROUND FLOOR ELECTRICAL LAYOUT		
Symbol	Element ID	Quantity
	2WAY SWITCH	1
	DOUBLE POWER POINT	2
	LIGHT POINT	1
	SMOKE ALARM	1
	SWITCHES	1

FIRST FLOOR ELECTRICAL LAYOUT		
Symbol	Element ID	Quantity
	2WAY SWITCH	1
	CEILING FAN	3
	DIMMER SWITCHES	3
	DOUBLE POWER POINT	18
	DOWNLIGHT	21
	EXH/FAN/HEA	2
	EXTERNAL DOUBLE POWER POINT	2
	EXTERNAL LIGHT POINT	2
	HEATED TOWEL RAIL	2
	LARGE PENDANT LIGHT	1
	LIGHT POINT	1
	POWER FOR PRIVACY BLIND	2
	SMOKE ALARM	1
	SWITCHES	7
	TV POINT	3
	UNDER FLOOR HEATING	2
	WALL LIGHT	8



FIRST FLOOR PLAN

GROUND FLOOR PLAN

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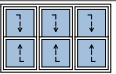
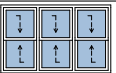
DESIGNERS & BUILDERS
EXTEND-A-HOME CONSTRUCTIONS PTY LTD
A.C.N. 053 669 373
100 QUEENS ROAD,
FIVE DOCK. N.S.W. 2046
TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: **Mr F Gorringe & Ms C Gatzen**
ADDRESS: **59 Quinton Road, Manly. NSW. 2095.**

ELECTRICAL LAYOUT

DATE	1/12/2023	SCALE	SHEET NO	ISSUE
DRAWN BY:	NOEL C	1:100 @ A3	A3-9	C
DESIGN BY:	DAREK S			
				DRAWING JOB NO
				3457

WINDOW SCHEDULE												
Element ID	Orientation	Head height	Window Sill height	Window Height	Window Width	Frame	Sash	Glass	U-v	SHGC	Flyscreens	View from Outside
(W1) DH 2408	EAST	2.400	0.000	2.40	0.80	TIMBER	DOUBLE HUNG COL BARS	CLEAR	5.71	0.66	YES ALUMINIUM	
(W2) HD 2416	EAST	2.400	0.000	2.40	1.66	TIMBER	HINGED DOOR COLONIAL BARS	CLEAR	5.71	0.66	NO	
(W3) DH 2408	EAST	2.400	0.000	2.40	0.80	TIMBER	DOUBLE HUNG COL BARS	CLEAR	5.71	0.66	YES ALUMINIUM	
(W4) DH 1308	EAST	2.400	1.100	1.30	0.80	TIMBER	DOUBLE HUNG COL BARS	CLEAR	5.71	0.66	YES ALUMINIUM	
(W5) FIX 2009	SOUTH	2.400	0.400	2.00	0.90	TIMBER	FIXED	CLEAR	5.71	0.66	NO	
(W6) DH 1307	SOUTH	2.400	1.100	1.30	0.70	TIMBER	DOUBLE HUNG	CLEAR	5.71	0.66	YES ALUMINIUM	
(W7) DH 3 x 1307	WEST	2.400	1.100	1.30	2.10	TIMBER	DOUBLE HUNG	CLEAR	5.71	0.66	YES ALUMINIUM	
(W8) HD 2408	NORTH	2.400	0.000	2.40	0.82	TIMBER	HINGED DOOR	CLEAR	5.71	0.66	NO	
(W9) ST 2432	WEST	2.400	0.000	2.40	3.20	TIMBER	STACKER SLIDING	CLEAR	5.71	0.66	YES TIMBER	
(W10) DH 3 x 1307	NORTH	2.200	0.900	1.30	2.10	TIMBER	DOUBLE HUNG	CLEAR	5.71	0.66	YES ALUMINIUM	
(W11) DH 1307	NORTH	2.400	1.100	1.30	0.70	TIMBER	DOUBLE HUNG COL BARS	OBSCURE	5.71	0.66	YES ALUMINIUM	
(W12) DH 1308	EAST	2.400	1.100	1.30	0.80	TIMBER	DOUBLE HUNG COL BARS	CLEAR	5.71	0.66	YES ALUMINIUM	
(W13) DH 1208	NORTH	2.400	1.200	1.20	0.80	TIMBER	DOUBLE HUNG COL BARS	CLEAR	5.71	0.66	YES ALUMINIUM	
(W14) DH 1108	SOUTH	2.400	1.300	1.10	0.80	TIMBER	DOUBLE HUNG COL BARS	CLEAR	5.71	0.66	YES ALUMINIUM	
(W15) DH 1206	SOUTH	2.400	1.200	1.20	0.60	TIMBER	DOUBLE HUNG	OBSCURE	5.71	0.66	YES ALUMINIUM	

SKYLIGHT SCHEDULE												
Element ID	Orientation	Head height	Window Sill height	Window Height	Window Width	Frame	Sash	Glass	U-v	SHGC	Flyscreens	View from Outside
SL1 VELUX SKYLIGHT	WEST	---	---	0.70	0.55	ALUMINIUM	FIXED	CLEAR	6.21	0.808	NO	
SL2 VELUX SKYLIGHT	EAST	---	---	0.70	0.55	ALUMINIUM	FIXED	CLEAR	6.21	0.808	NO	

NOTE: DIMENSIONS IN THE WINDOW SCHEDULE ARE NOMINAL SIZES ONLY.
THE INSTALLER IS TO CONFIRM EXACT DIMENSIONS WITH THE WINDOW MANUFACTURER.

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100 QUEENS ROAD,
FIVE DOCK. N.S.W. 2046
TELEPHONE: (02) 9736 3344.

**PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE**

NAME: Mr F Gorringe & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

WINDOW & SKYLIGHT SCHEDULE

DATE 1/12/2023

SCALE

SHEET NO

DRAWN BY: NOEL.C
DESIGN BY: DAREK.S

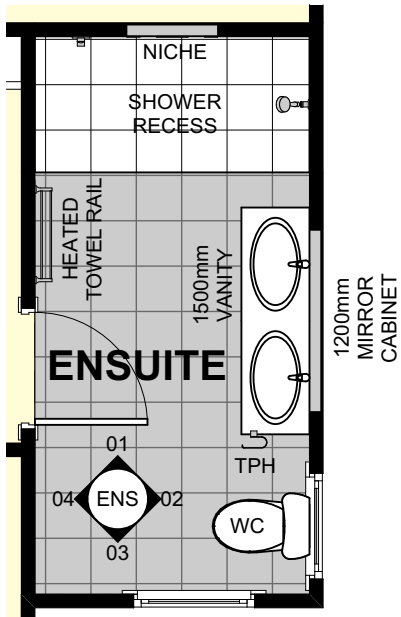
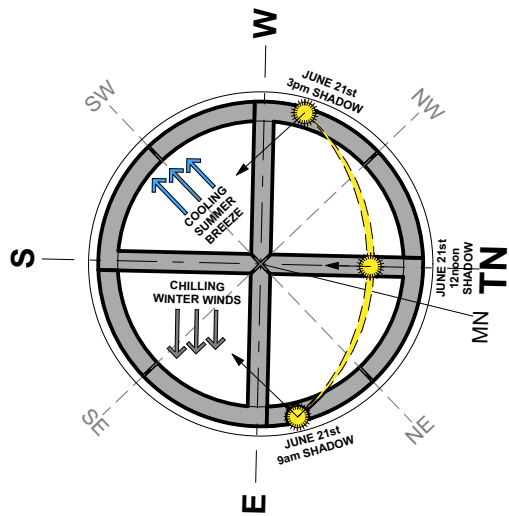
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A3-10

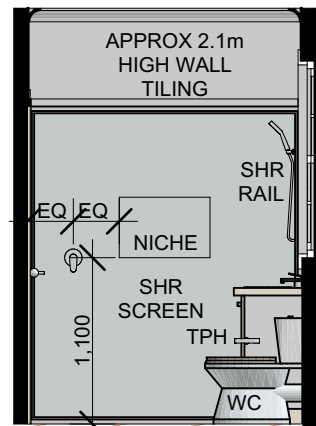
ISSUE
C

DRAWING JOB NO

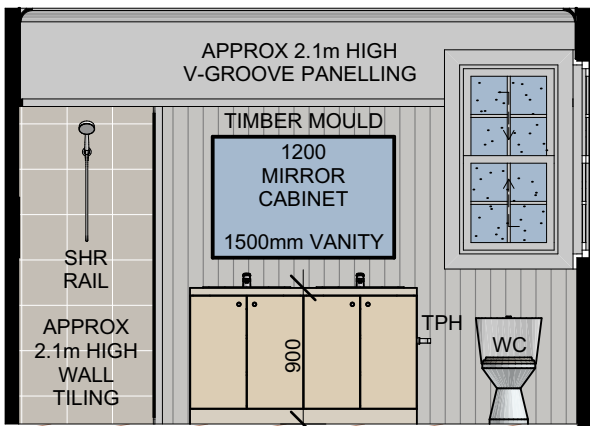
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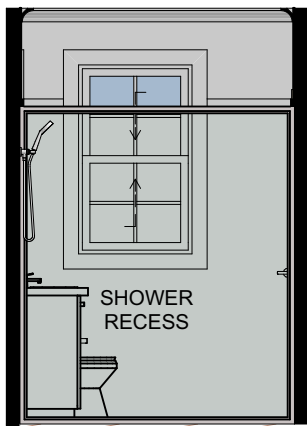
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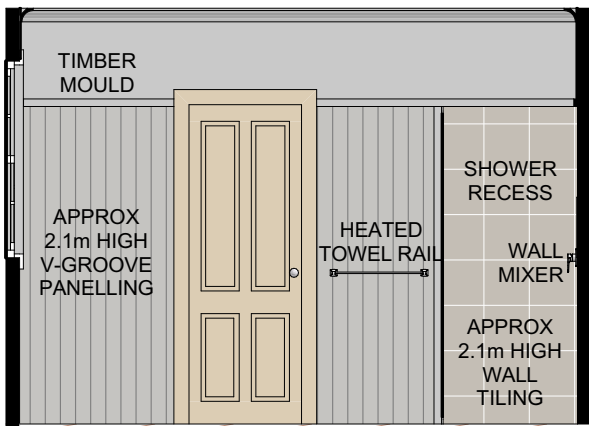
ELEV 1



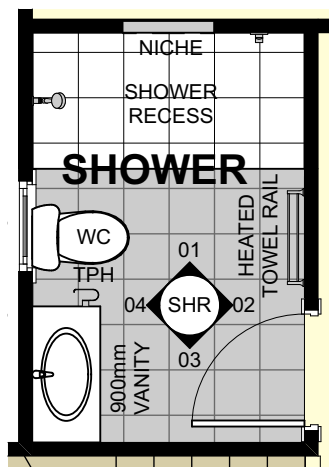
ELEV 2



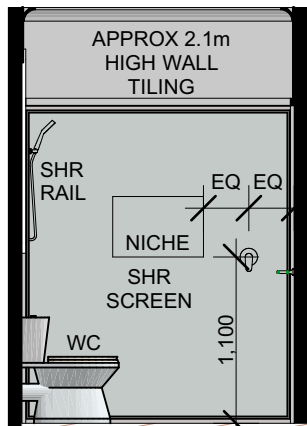
ELEV 3



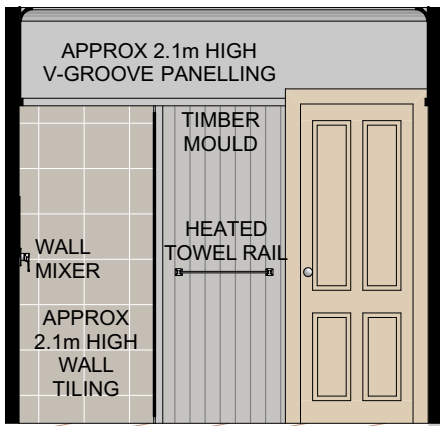
ELEV 4



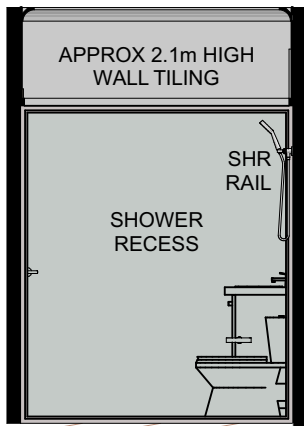
SHR FLR PLN



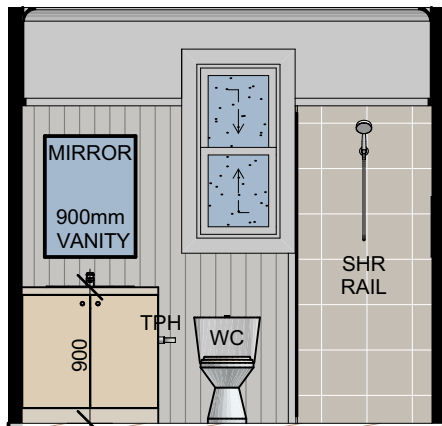
ELEV 1



ELEV 2



ELEV 3



ELEV 3

Alterations and Additions

Certificate number: A1375921

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 13 November 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Mr F. Gorringe & Ms C.Gatzen (Copy 01)
Street address	59 QUINTON Road MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP6100
Lot number	36
Section number	-
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Extendahome Constructions	
ABN (if applicable): 40 053 669 373	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W10	N	2.73	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11	N	0.91	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W13	N	0.96	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8	N	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W1	E	1.92	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2	E	3.98	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	E	1.92	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	E	1.04	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W4	E	0.96	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W5	S	1.8	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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EXTEND-A-HOME CONSTRUCTIONS PTY LTD
A.C.N. 053 669 373
100 QUEENS ROAD,
FIVE DOCK. N.S.W. 2046
TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: Mr F Gorringe & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

BASIX REPORT CERTIFICATE.

DATE	1/12/2023	SCALE	SHEET NO	ISSUE C
DRAWN BY: NOEL.C DESIGN BY: DAREK.S	SCALED TO FIT @ A3	A3-12	3457	DRAWING JOB NO

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	S	0.84	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W14	S	0.88	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W15	S	0.84	0	0	none	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W7	W	2.73	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W9	W	7.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✔	✔	✔
The following requirements must also be satisfied in relation to each skylight:					✔	✔
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✔	✔
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.38	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S2	0.38	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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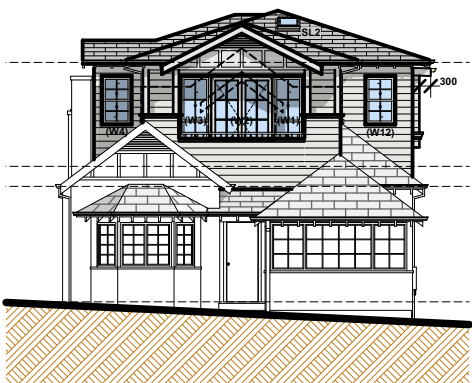
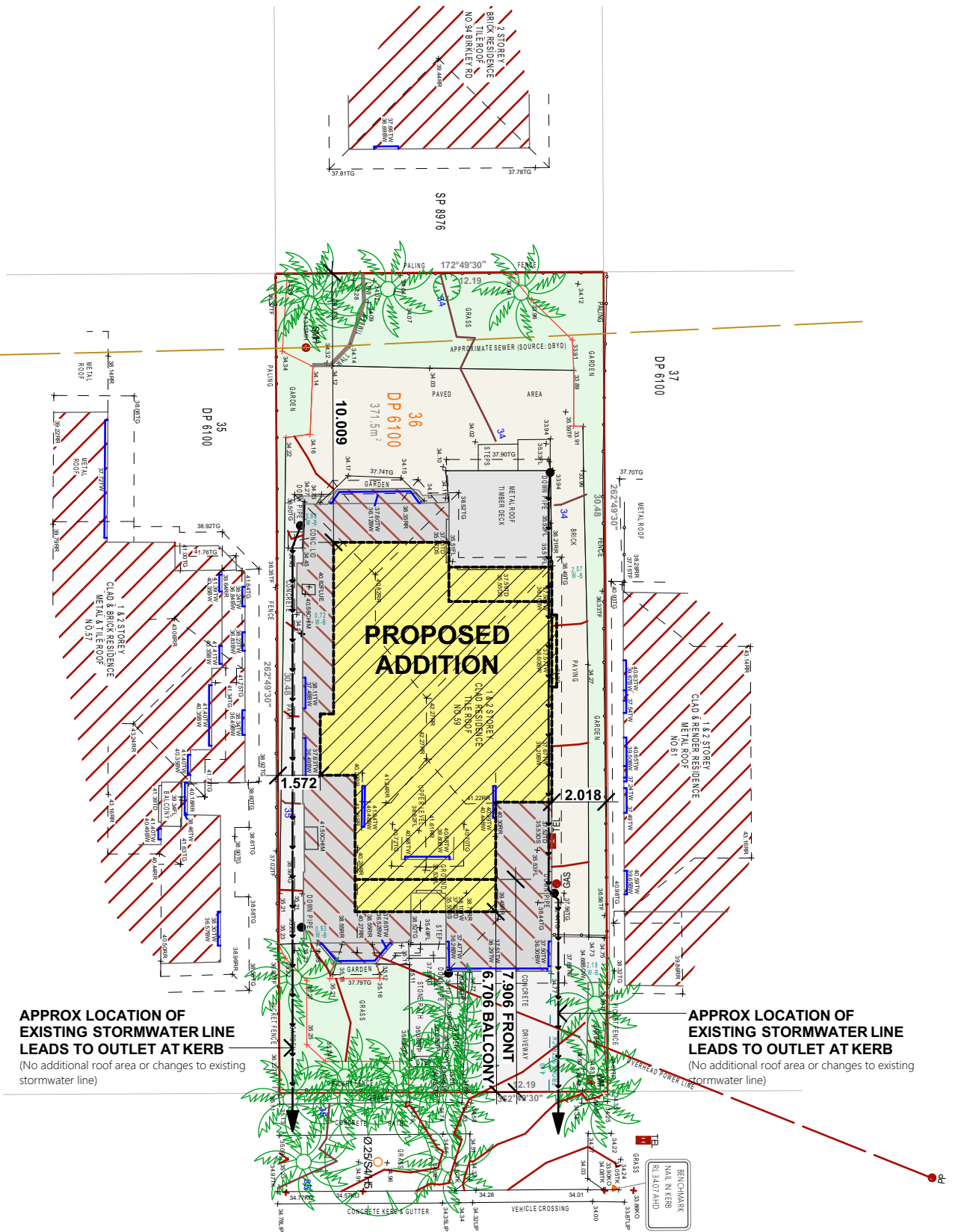
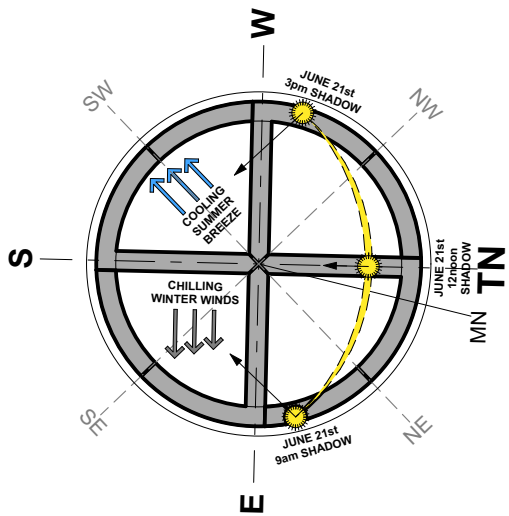
DESIGNERS & BUILDERS
EXTEND-A-HOME CONSTRUCTIONS PTY LTD
A.C.N. 053 669 373
100 QUEENS ROAD,
FIVE DOCK. N.S.W. 2046
TELEPHONE: (02) 9736 3344.

**PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE**

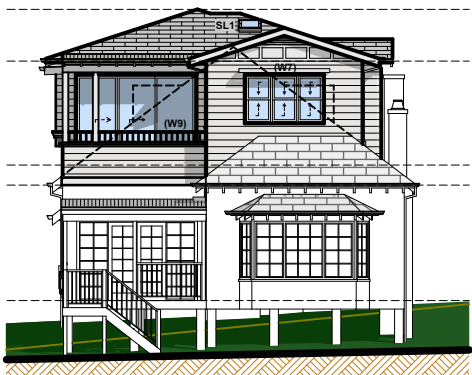
NAME: Mr F Gorringe & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

**BASIX REPORT CERTIFICATE.
(continued)**

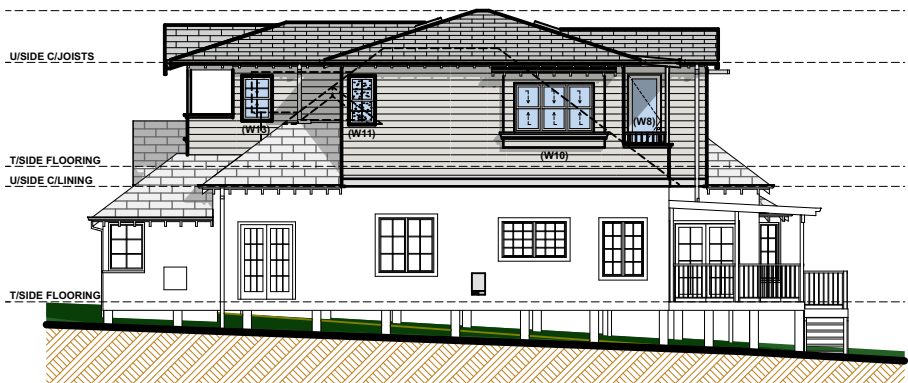
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DRAWN BY: NOEL.C DESIGN BY: DAREK.S	SCALED TO FIT @ A3	A3-13	3457	DRAWING JOB NO



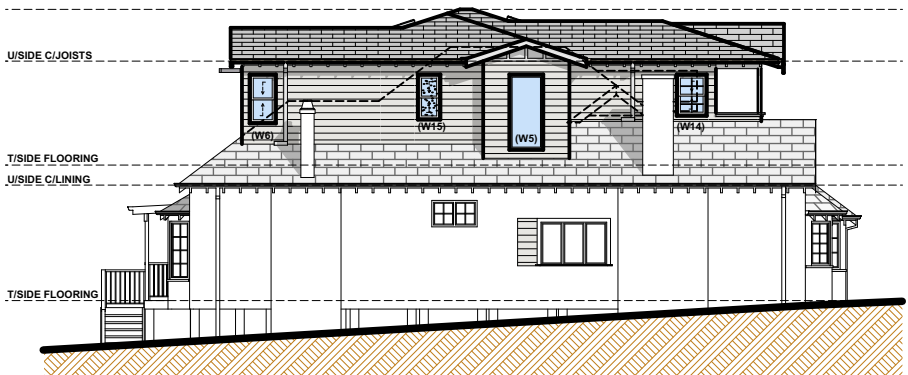
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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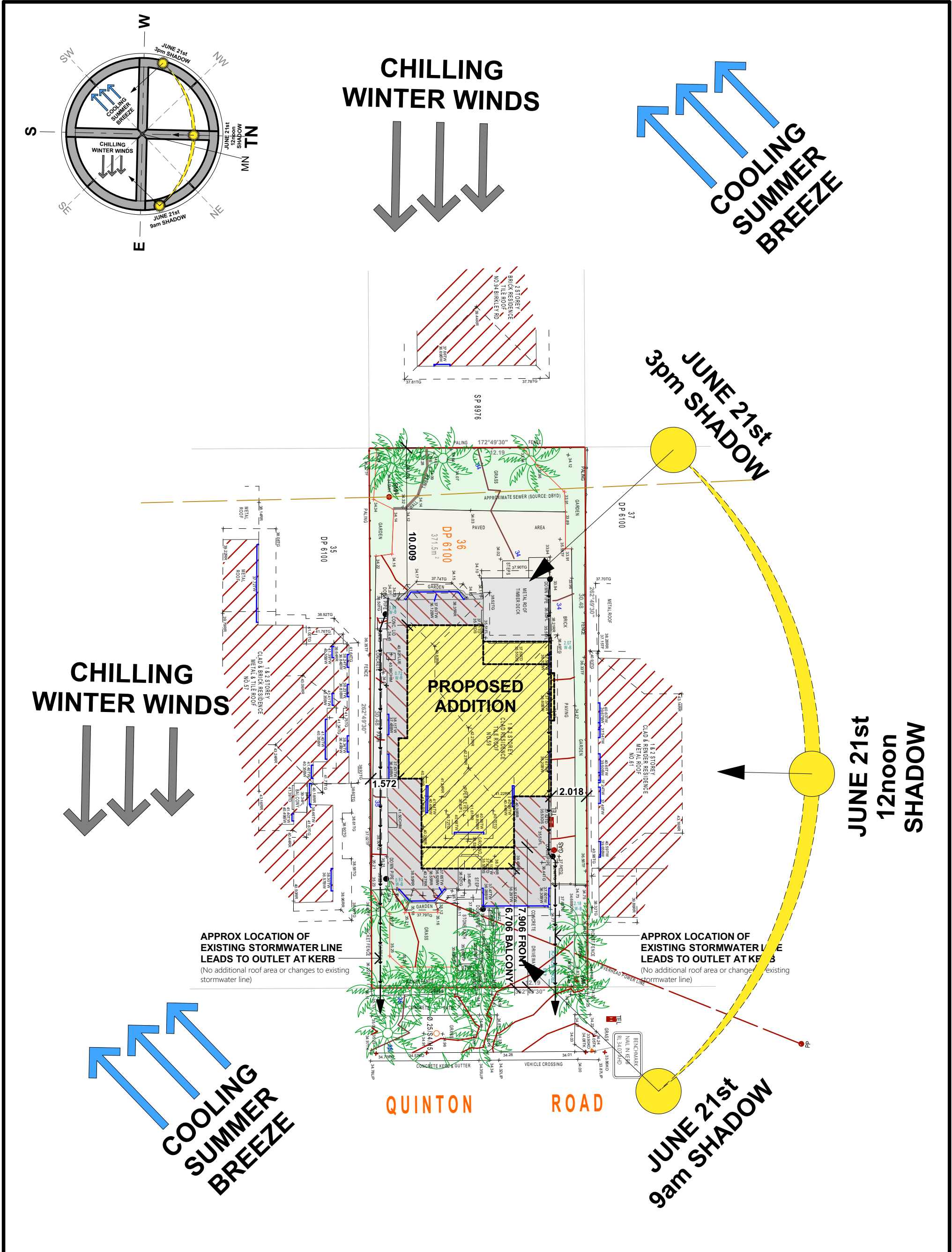
DESIGNERS & BUILDERS
EXTEND-A-HOME CONSTRUCTIONS PTY LTD
A.C.N. 053 669 373
100 QUEENS ROAD,
FIVE DOCK, N.S.W. 2046
TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: Mr F Gorringer & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

NOTIFICATION PLAN

DATE	1/12/2023	SCALE	SHEET NO	ISSUE C
DRAWN BY:	NOEL.C	1:200 @ A3	A3-14	DRAWING JOB NO 3457
DESIGN BY:	DAREK.S			



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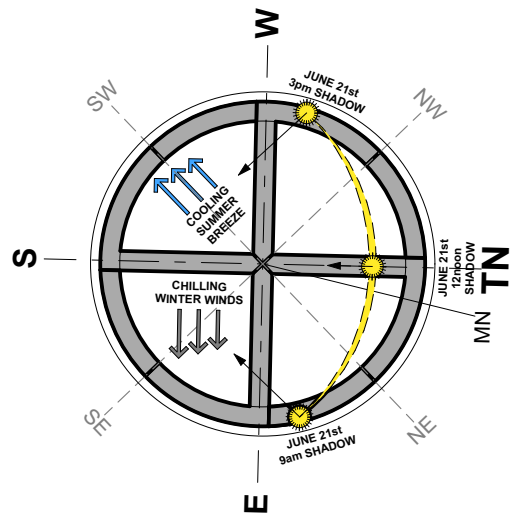
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EXTEND-A-HOME CONSTRUCTIONS PTY LTD
A.C.N. 053 669 373
100 QUEENS ROAD,
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PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE

NAME: Mr F Gorringe & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

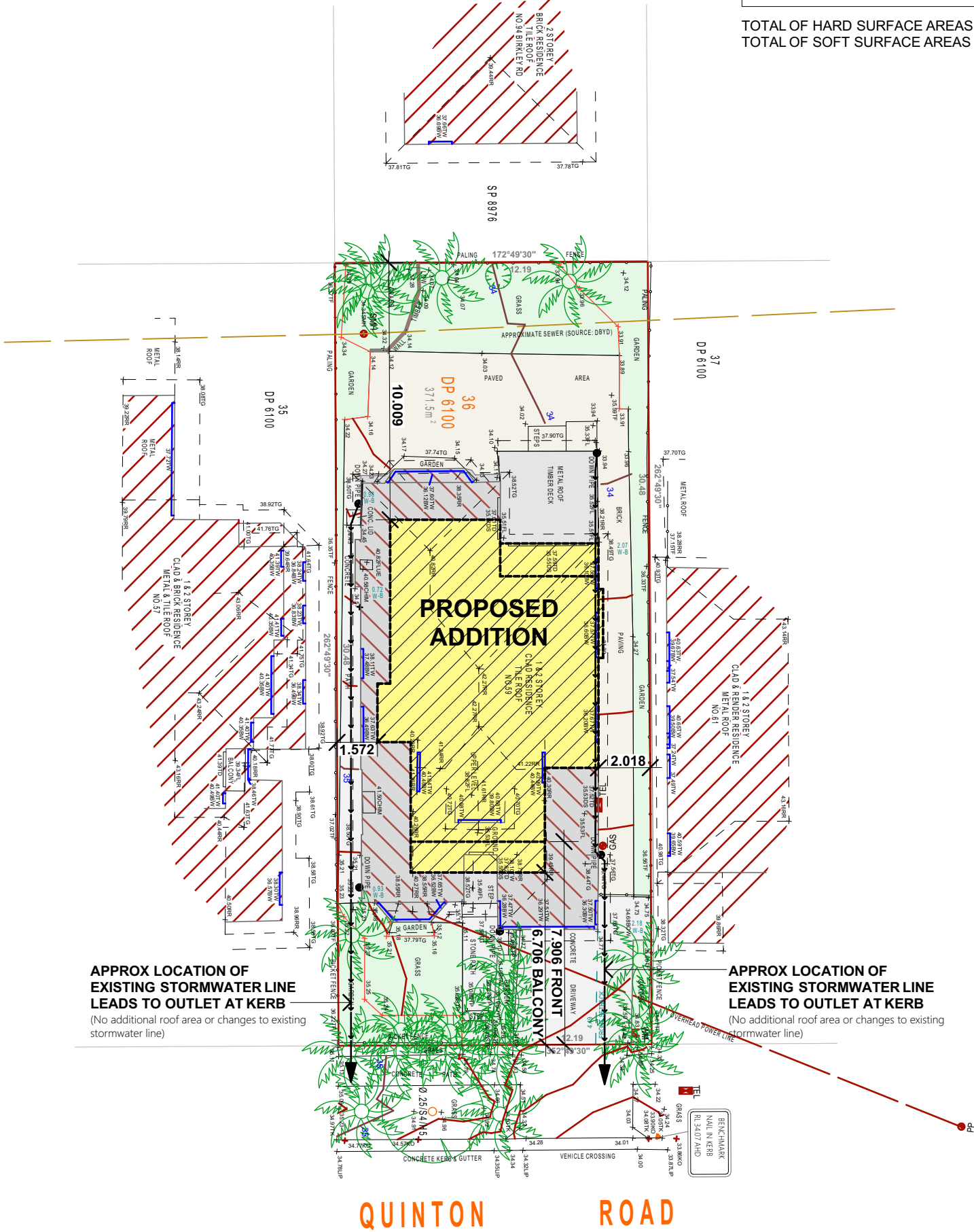
SITE ANALYSIS PLAN

DATE	1/12/2023	SCALE	SHEET NO	ISSUE
DRAWN BY:	NOEL C	1:200 @ A3	A3-15	C
DESIGN BY:	DAREK S			
				DRAWING JOB NO
				3457



SITE AREA CALCULATION	
NAME	Area
1. SITE AREA	371.5
2. EXISTING FOOTPRINT	148.1
3. PROPOSED FIRST FLOOR	84.1
4. PROPOSED F/F BALCONY 1	6.3
5. PROPOSED F/F BALCONY 2	4.6
6. FRONT PORCH	2.5
7. REAR TIMBER DECK	13.7
8. PAVED AREAS	66.8
9. HARD SURFACE	45.1
10. SOFT SURFACE	97.2

TOTAL OF HARD SURFACE AREAS 274.3 m² - 74%
TOTAL OF SOFT SURFACE AREAS 97.2 m² - 26%



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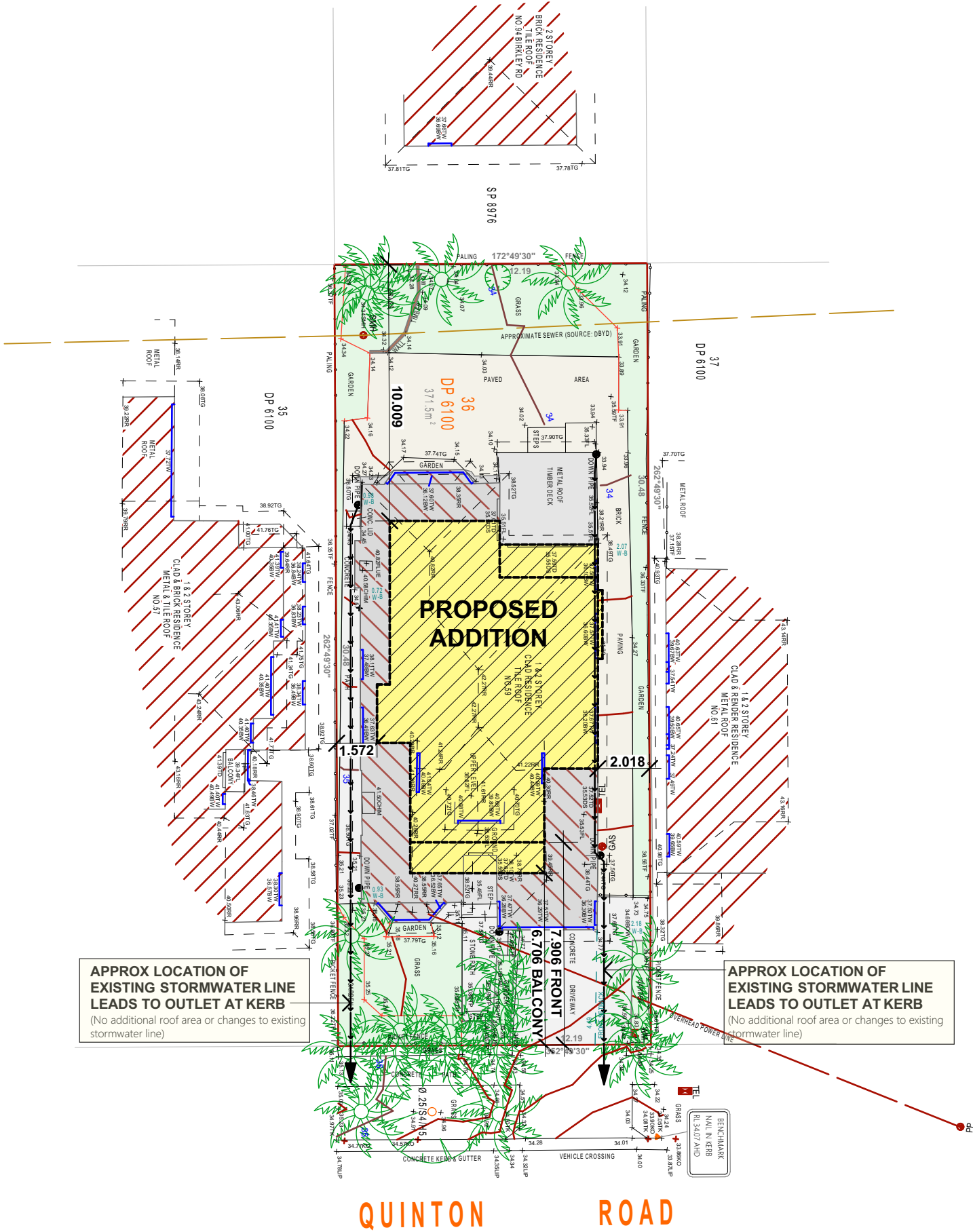
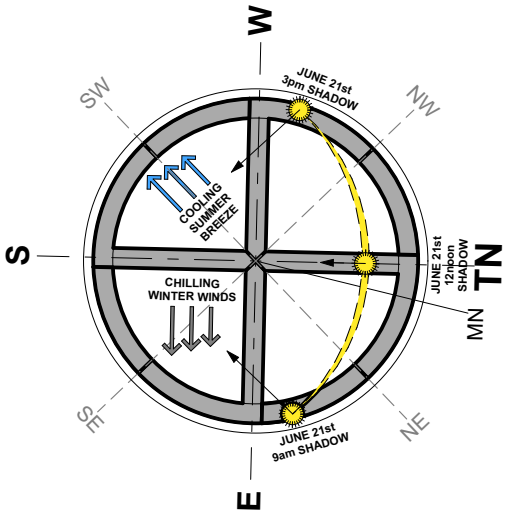
DESIGNERS & BUILDERS
EXTEND-A-HOME CONSTRUCTIONS PTY LTD
A.C.N. 053 669 373
100 QUEENS ROAD,
FIVE DOCK, N.S.W. 2046
TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: Mr F Gorrige & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

LANDSCAPE PLAN

DATE	1/12/2023	SCALE	SHEET NO	ISSUE
DRAWN BY:	NOEL C	1:200 @ A3	A3-16	C
DESIGN BY:	DAREK S			
				DRAWING JOB NO
				3457



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PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

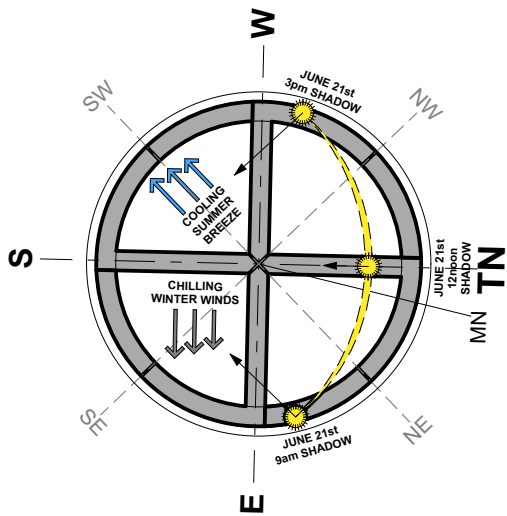
NAME: Mr F Gorringer & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

STORMWATER LAYOUT

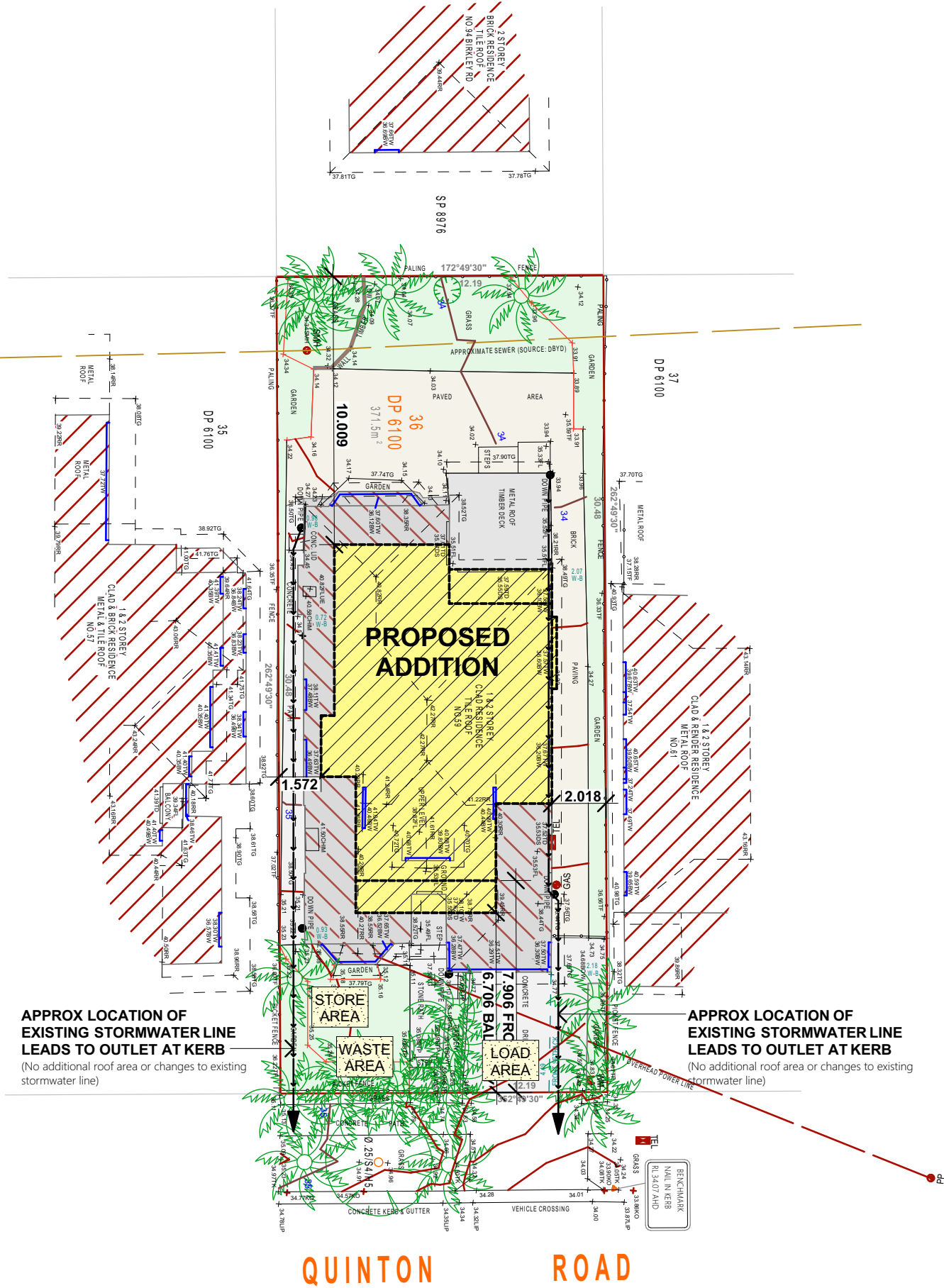
DATE 1/12/2023 SCALE SHEET NO
DRAWN BY: NOEL C DESIGN BY: DAREK S 1:200 @ A3 A3-17

ISSUE
C

DRAWING JOB NO
3457



NO SEDIMENT CONTROL PROPOSED- ONLY 2ND STOREY WORK



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TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: Mr F Gorrige & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

SITE WORKS MANAGEMENT & SOIL EROSION CONTROL PLAN

DATE 1/12/2023

SCALE

SHEET NO

ISSUE
C

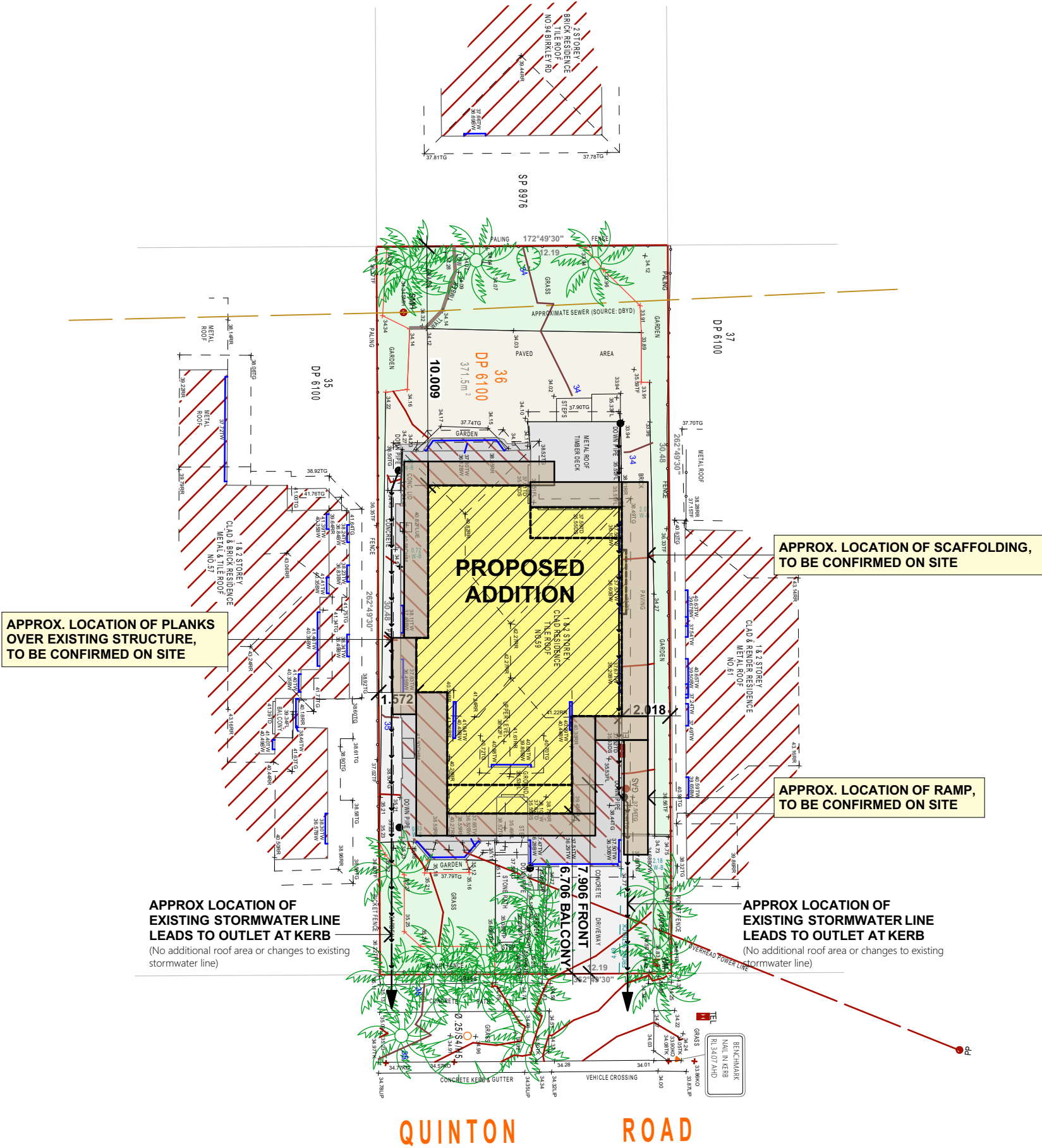
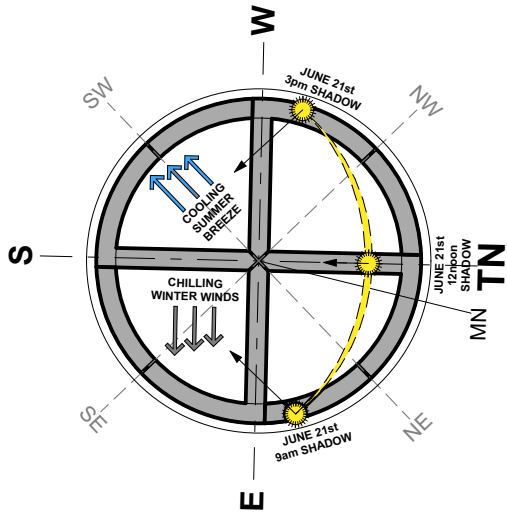
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DESIGN BY: DAREK S

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A3-18

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TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: Mr F Gorringe & Ms C Gatzen

ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

CONSTRUCTION PLAN

DATE 1/12/2023

SCALE

SHEET NO

DRAWN BY: NOEL.C
DESIGN BY: DAREK.S

1:200 @ A3

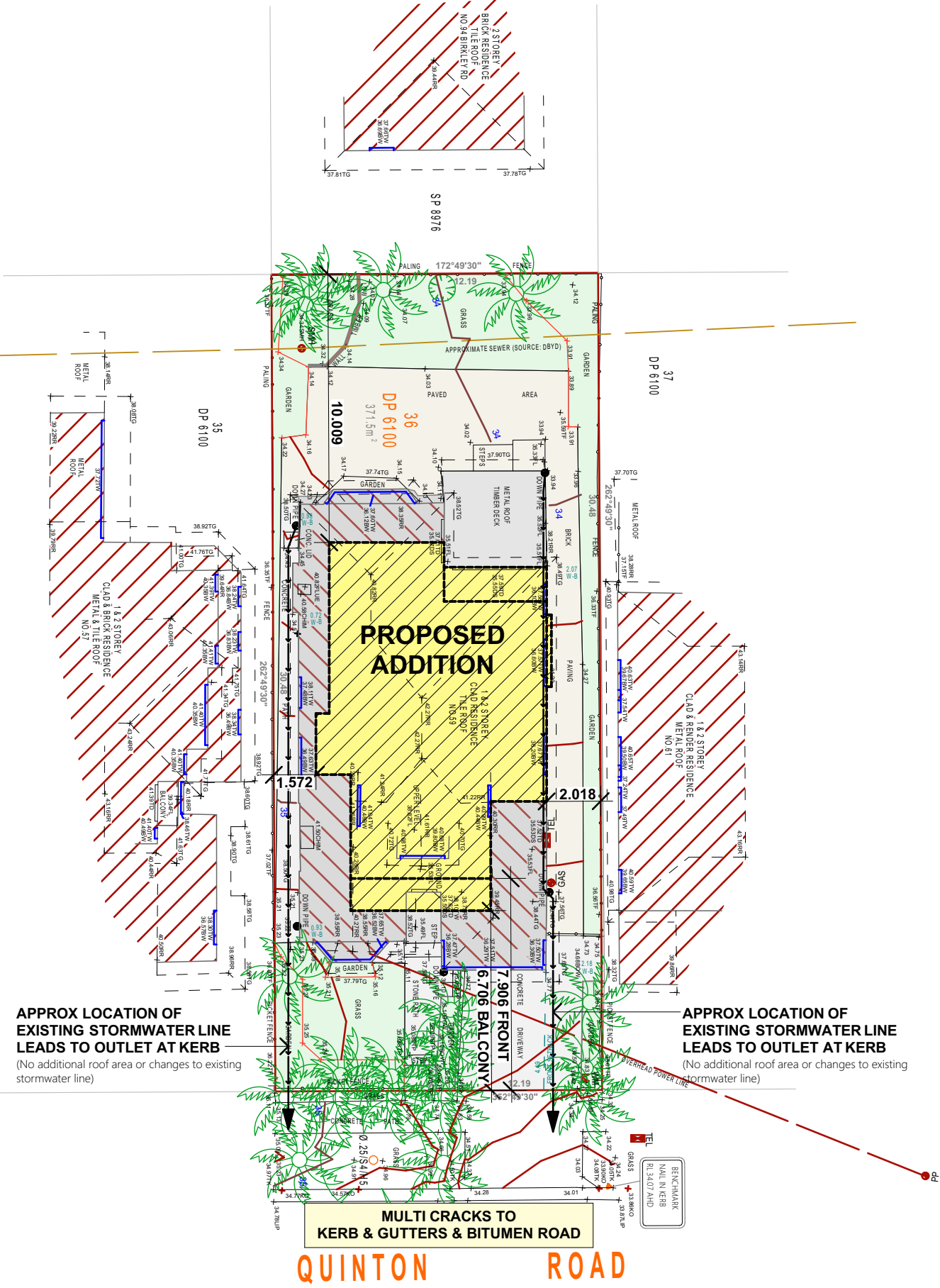
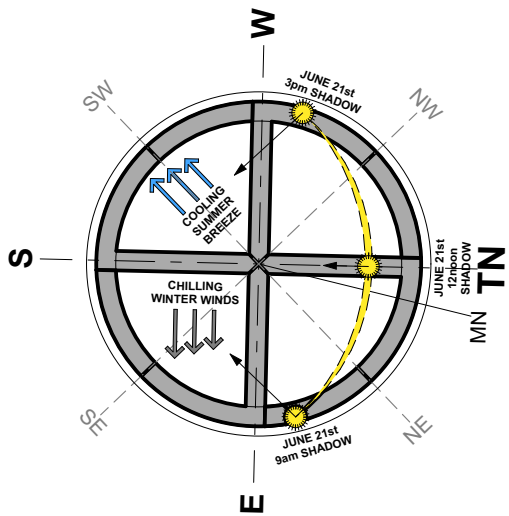
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TELEPHONE: (02) 9736 3344.

PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: Mr F Gorrige & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

DILAPIDATION PLAN

DATE 1/12/2023

SCALE

SHEET NO

DRAWN BY: NOEL C
DESIGN BY: DAREK S

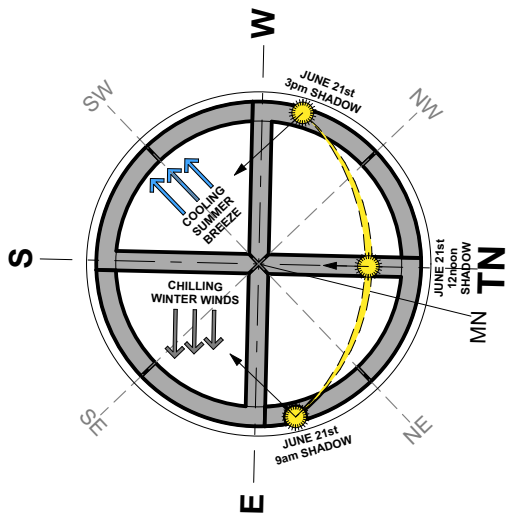
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A3-20

ISSUE
C

DRAWING JOB NO

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KEY:

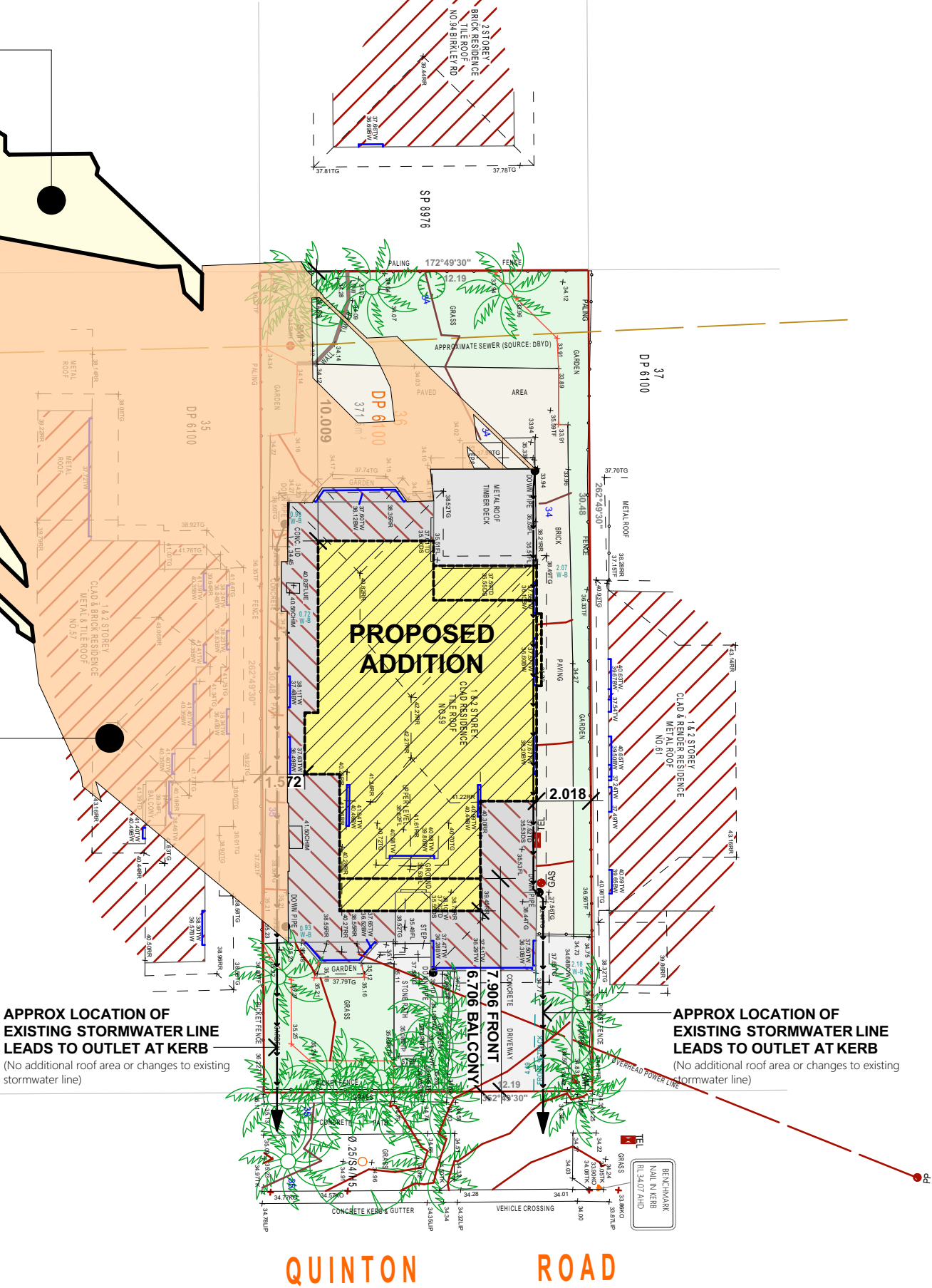
- EXISTING SHADOW
- ADDITIONAL SHADOW

NOTE:

SHADOWS ON PLAN ARE SHOWN AS CAST ON NATURAL GROUND LEVEL.
SHADOWS CAST BY ADJOINING BUILDINGS, FENCES AND TREES NEED TO BE CONSIDERED WHEN READING THIS PLAN.

9am ADDITIONAL SHADOW

9am EXISTING SHADOW



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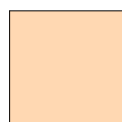
PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE

NAME: Mr F Gorringe & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

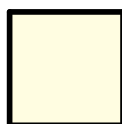
9am 21st JUNE DIAGRAM

DATE	1/12/2023	SCALE	SHEET NO	ISSUE C
DRAWN BY:	NOEL C	1:200 @ A3	A3-21	DRAWING JOB NO 3457
DESIGN BY:	DAREK S			

KEY:



EXISTING SHADOW

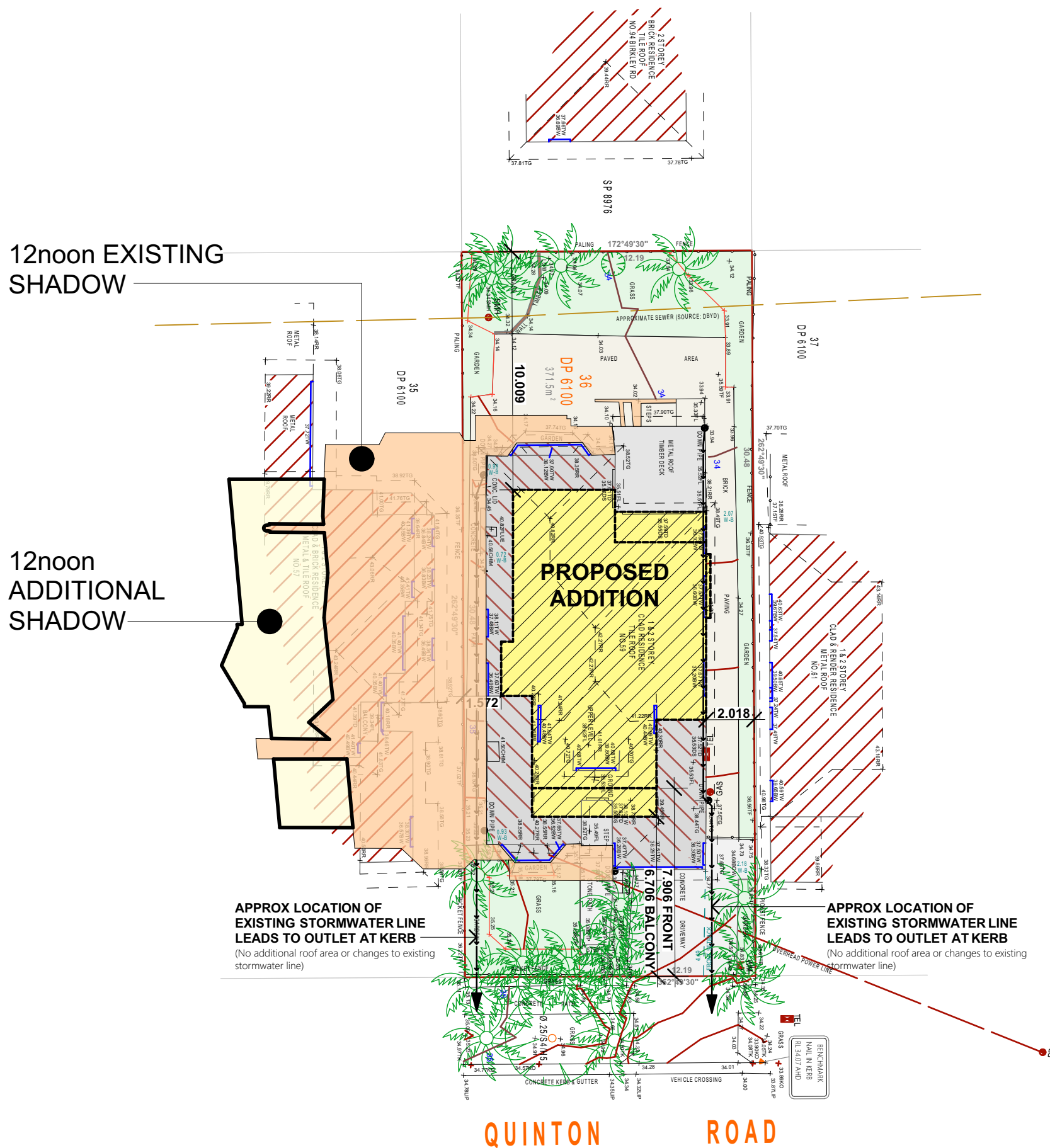


ADDITIONAL SHADOW

NOTE:

SHADOWS ON PLAN ARE SHOWN AS CAST ON
NATURAL GROUND LEVEL.

SHADOWS CAST BY ADJOINING BUILDINGS,
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PROPOSED ADDITION AND ALTERATIONS TO RESIDENCE

NAME: **Mr F Gorringe & Ms C Gatzen**

ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

12noon 21st JUNE DIAGRAM

DATE	1/12/2023
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SCALE

SHEET NO

ISSUE
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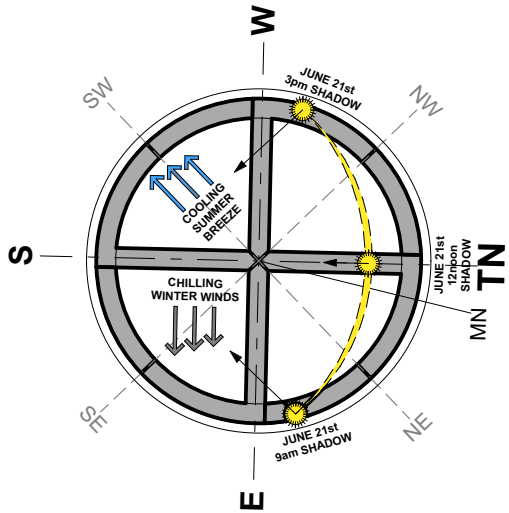
DRAWING JOB NO

DRAWN BY: NOEL.C
DESIGN BY: DAREK.S

1:200 @ A3

A3-22

3457

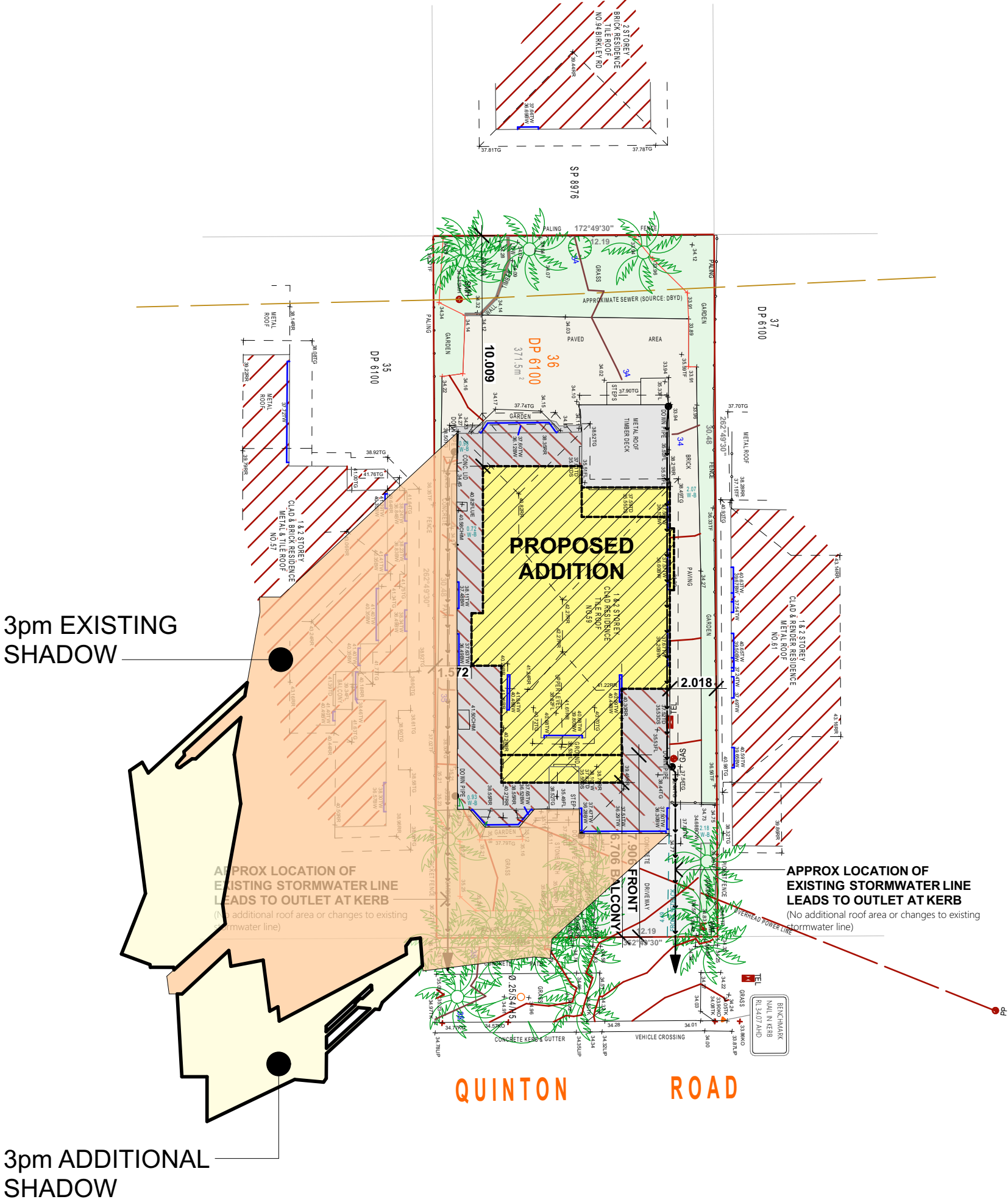


KEY:

- EXISTING SHADOW
- ADDITIONAL SHADOW

NOTE:

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PROPOSED ADDITION AND ALTERATIONS
TO RESIDENCE

NAME: Mr F Gorringe & Ms C Gatzen
ADDRESS: 59 Quinton Road, Manly. NSW. 2095.

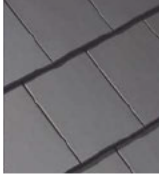
3pm 21st JUNE DIAGRAM

DATE	1/12/2023	SCALE	SHEET NO	ISSUE
DRAWN BY:	NOEL.C	1:200 @ A3	A3-23	C
DESIGN BY:	DAREK.S			DRAWING JOB NO
				3457

MATERIALS AND FINISHES SCHEDULE

Dear Frank & Claire,

The following schedule is submitted to Northern Beaches Council in support of a Development Application for the proposed alterations and additions at **59 Quinton Road, Manly NSW 2095**.

External component	Type/Colour	Sample
1. Roof Covering (Tile)	Terra Cotta Tiles – similar to Slate Matt	
2. Roof Covering (Metal)	Kliplok Colorbond Roof – similar to Colorbond Windspray	 Windspray*
3. Roof Gutter	Colorbond New Quad – similar to Dulux Stony Creek	  Stony Creek S12A4
4. Downpipes	100mm x 50mm Colorbond Downpipes – similar to Dulux Fossil Grey	 Fossil Grey S10C4
5. Fascia Board & Barge Board	Timber – similar to Dulux Vivid White	 Vivid White** S167C1

6. Eaves	450mm Raked Eaves – V Jointed – similar to Dulux Vivid White	
7. External Walls	James Hardie - Linea 180mm Weatherboard Cladding – similar to Dulux Fossil Grey	 
8. Windows	Timber windows with aluminium fly screen – similar to Dulux Vivid White	

NB Colours have been taken from the manufacturer's brochures and scanned to produce the above schedule and are to be used as a guide only.

Owner's signature:

DocuSigned by:


Date: 04 December 2023 | 1:16:33 PM AEDT

Owner's signature:

DocuSigned by:


Date: 04 December 2023 | 2:05:43 PM AEDT